

FOR SALE

BY PRIVATE TREATY

15 Moycullen Road
Ballyfermot
Dublin 10
D10DK61



Three Bedroom Mid Terraced
c.74.3sq.m. /800sq.ft.

BER TBC

Price: €229,000

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three bedroom mid-terraced property to the market on the hugely popular Moycullen Road, Ballyfermot, Dublin 10. The location is next to none with a host of amenities close by such as schools, churches, shops and sports grounds to name but a few. It is situated just a 15 minute drive from Dublin City Centre & has great public transport links within walking distance Liffey Valley shopping centre & a host of bus routes.

Bright and spacious living accommodation of 800sq. ft comprises of, entrance hall, kitchen/ dining with access to the rear, lounge to the front of the property, three bedrooms (2 Doubles / 1 Single), a main family bathroom and a LARGE private rear garden with ample space to extend. No. 15 boasts double glazed windows, gas fire central heating and a HUGE garden with potential to extend further subject to planning permission. Early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!!

FEATURES

- Fantastic location
- c. 800 sq. ft.
- Gas Fire Central Heating
- Private rear garden
- Fantastic Location
- Mature development
- 3 Bed / 1 Bath
- FIRST TIME BUYERS DREAM
- Double glazed windows
- Highly sought after location
- A host of bus routes on your door step



ACCOMMODATION



HALLWAY

5'5" x 13'1" (1.7m x 4.0m)

Laminate flooring with access to lounge and bathroom, carpet to stairs and landing.

LOUNGE

13'4" x 10'1" (4.1m x 3.1m)

Large bright lounge to the front of the property, feature electric fireplace with laminate flooring.

KITCHEN

11'8" x 9'1" (3.6m x 2.8m)

Fully fitted kitchen with a range of eye and floor level units, dining area, lino flooring with access to rear garden.

BEDROOM 1

10'1" x 16'7" (3.1m x 5.1m)

Master bedroom to the front of the property with laminate flooring and built in wardrobes.

BEDROOM 2

8'5" x 11'1" (2.6m x 3.9m)

Double bedroom to the rear of the property with laminate flooring and built in wardrobes.

BEDROOM 3

9'1" x 7'8" (2.8m x 2.4m)

Single bedroom to the rear of the property with laminate flooring.

BATHROOM

9'1" x 5'5" (2.8m x 1.7m)

Fully fitted bathroom with w.c, whb and shower unit, tiled flooring.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

VIEWING

Viewings are strictly by appointment only. We are available for viewings during the day, in the evenings and also at the weekend so we are always available at a time to suit you.

NEGOTIATOR

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

Alternatively you can send an email to conor@raycooke.ie and we will contact you.



MORTGAGES

- Pre-approved Mortgage
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- Cheapest Interest Rates
- Choice of Lenders



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email to sean@raycooke.ie

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