

FOR SALE

BY PRIVATE TREATY

8 Manor Road
Palmerstown
Dublin 20
D20 PF95



Three Bedroom Mid Terrace
c.112.4sq.m /1,210.sq.ft

BER TBC

Price: €325,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three bedroom mid-terrace family home to the market with the advantage of a LARGE ATTIC CONVERSION located in the highly sought after Manor Road, Palmerstown, Dublin 20. The location of Manor Road could not be better with every conceivably local amenity schools, shops and all bus routes within walking distance and the M50 motorway a mere two minute drive away.

Bright and spacious living accommodation comprises of front porch entrance hall, extended kitchen, first lounge to the front of the property with the second lounge at the back of the property, two double bedrooms, one single, LARGE ATTIC CONVERSION and a main family bathroom. The property also comes with a LARGE sunny garden to the rear with access to the lane at the rear and ample parking to the front. No. 8 comes to the market in good condition and boasts an ideal opportunity to secure the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 1,210sq.ft
- Gas fired central heating
- Double glazing throughout
- Rear access
- LOCATION LOCATION LOCATION
- Large REAR GARDEN
- LARGE ATTIC
- 3 bed / 1 bath
- Ample off street parking
- Highly sought after location
- Only a stone's throw from M50 Motorway
- Within walking distance of Palmerstown Shopping Centre
- Every conceivable local amenity within arm's reach
- Early viewing highly advised!



ACCOMMODATION

HALLWAY

11'8" x 6'5" (3.6m x 2.0m)

Laminate flooring, carpet to stairs and landing, access to lounge and kitchen.

LOUNGE 1

13'1" x 11'8" (4.0m x 3.6m)

Large bright lounge to the front of the property with laminate flooring and feature open fireplace.

LOUNGE 2/DINING

12'7" x 19'8" (3.9m x 6.05m)

Large room to the rear of the property with laminate flooring, feature open fireplace, dining area and double doors to kitchen.

KITCHEN

10'4" x 8'8" (3.2m x 2.7m)

Fully fitted extended kitchen with eye and floor level units, lino flooring and access to rear garden.

BEDROOM 1

11'1" x 13'1" (3.4m x 4.0m)

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

BEDROOM 2

10'8" x 11'8" (3.3m x 3.6m)

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

BEDROOM 3

7'8" x 8'8" (2.4m x 2.7m)

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

ATTIC

14'4" x 13'1" (4.4m x 4.0m)

Large attic conversion with carpet flooring.

BATHROOM

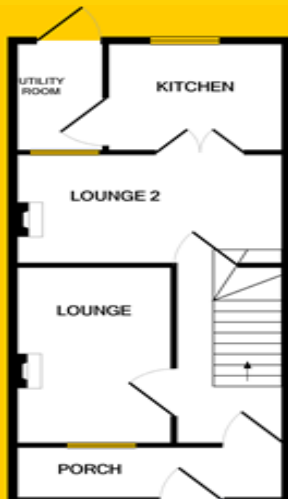
5'5" x 6'5" (1.7m x 2.0m)

Fully fitted bathroom with w.c, w.h.b and bath, fully tiled.

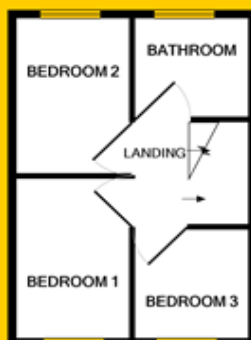
GARDEN

Large sunny garden, not overlooked with block built shed with access to lane to the rear.

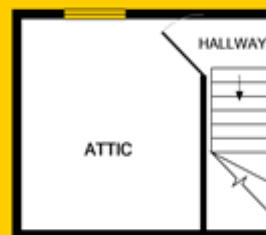




GROUND FLOOR



1ST FLOOR



2ND 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 9089300 or 086 8371963

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



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For further information or advice, please call:
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