

FOR SALE

BY PRIVATE TREATY

26 Stephens Road
Inchicore
Dublin 8



Three Bedroom End Of Terrace
c.77.6sq.m. /835sq.ft



Price: €299,950

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this enticing three bedroom end of terrace family home to the market on Stephens Road, Inchicore. Boasting an idyllic location on the fringe of Dublin's City Centre; the location is truly next to none. A host of bus routes serving the city are within arm's reach and the Suir Road Luas Stop can be found within five minutes' walk. A variety of other favourable amenities are close by; St. James Hospital, The proposed New Children's Hospital, The Phoenix Park and Heuston Station to name but a few.

Interior living accommodation comprises of – Downstairs; storm porch, entrance hallway, lounge, extended kitchen/breakfast room and utility/family bathroom. Upstairs; Three generous bedrooms. No. 26 has recently undergone extensive insulation upgrades throughout making it a truly attractive prospect for any discerning purchaser. To the rear is a low maintenance yard area, to the front is a cobblelock driveway with handy off street parking and to the side is a covered garage space; ideal for further storage. Prime for first time buyers and investors; Do not miss this one! Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 835 sq ft
- BER C3
- Extensive insulation works carried out throughout
- Gas fired central heating
- Upgraded gas boiler
- Upgraded double glazed windows and door to front
- Additional storm porch
- Extended kitchen/breakfast room with separate utility and bathroom
- Immaculately presented throughout
- 3 double bedrooms
- Low maintenance front and rear outside space
- Cobblelock driveway with off street parking
- No directly overlooked
- Located on the fringe of Dublin's City Centre
- A host of bus routes within arm's reach
- Suir Road Luas Stop literally within 5 minutes' walk



ACCOMMODATION

HALLWAY

14'7" x 5'9" (4.5m x 1.8m)

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

LOUNGE

15'4" x 9'1" (4.7m x 2.8m)

Carpet to floor, feature fireplace with gas fire, blinds.

KITCHEN

15'4" x 11'4" (4.7m x 3.5m)

Fitted kitchen with ample storage units and worktop space, tiled floor and splashback areas, access to utility/bathroom.

BATHROOM

6'5" x 6'2" (2m x 1.9m)

Utility area with access to rear gives way to bathroom, fully tiled bathroom suite with wc, whb and walk in shower.

BEDROOM 1

12'4" x 10'4" (3.8m x 3.2m)

Double bedroom to the front of the property, blinds and upgraded built in wardrobes.

BEDROOM 2

11'8" x 7'8" (3.6m x 2.4m)

Double bedroom to the front of the property, carpet to floor, blinds, built in wardrobes with overhead storage.

BEDROOM 3

8'8" x 7'2" (2.7m x 2.2m)

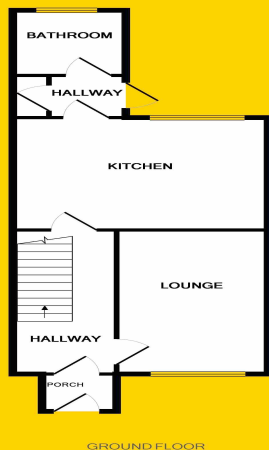
Single bedroom to the front of the property, upgraded sliderobes.

OUTSIDE FRONT

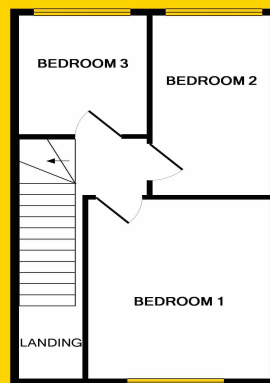
Gated entrance, cobblelock driveway, ample off street parking, not directly overlooked.



FLOOR PLANS



GROUND FLOOR



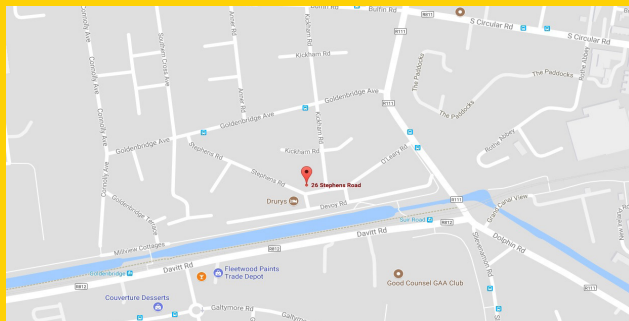
1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling on Naas Road towards City Centre turn right before The Blackhorse Inn onto Davitt Road. Proceed ahead following the Luas tracks on the left hand side; pass The Marble Arch Pub on the right hand side, and at the next major traffic light junction turn left. Turn left again onto O'Leary Road and continue onto Stephens Road. No. 26 can be found on the right hand side.

LOCATION



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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

MORTGAGES

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