

FOR SALE

BY PRIVATE TREATY

24 Meadow View
Off Sarsfield Road
Ballyfermot
Dublin 10



3 Bedroom Mid Terrace
c.104sq.m. / 1,120sq.ft.

BER TBC

Price: €249,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent, extended, three bedroom home, overlooking a large, attractive green to the market. The property is located just off Sarsfield Road and is within close proximity to Ballyfermot, Inchicore and Chapilized.

This spacious property is very well presented and comes to the market in excellent condition throughout. The accommodation briefly comprises, an entrance hall, lounge, kitchen/dining room, sunroom, three bedrooms and a spacious family bathroom. Outside, there is off street parking for two cars provided by the cobblelock drive. To the rear, French doors lead to a fully decked garden, complete with a Barna storage shed. The open plan kitchen/dining room runs the full width of the house and features a fully fitted cream kitchen and has ample space for a table and chairs.

There are local shops a short stroll away and a wealth of amenities within close proximity. For the commuter, transport links abound, with multiple bus routes to the city centre. Early viewing is highly recommended!!

FEATURES

- c.104sq.m. (1,120sq.ft)
- Gas fired central heating
- Excellent condition throughout
- Double glazed windows
- Spacious rooms throughout
- Tiled bathroom with shower cubicle
- Two double and one single bedroom
- Open plan living accommodation
- Sunroom
- Off street parking
- Excellent location
- Bus routes to city centre close by
- Easy access to the N7 motorway
- Early viewing is a must!!



ACCOMMODATION



FRONT

Cobblelock driveway providing off street parking for 2 vehicles.

HALLWAY

10'1" x 5'5" (3.1m x 1.7m)

Welcoming hallway with laminate wood effect flooring.

LIVING ROOM

18'4" x 12'4" (4.5m x 3.7m)

Spacious living room with laminate wood effect flooring, ceiling coving, strip lighting and feature fireplace with marble hearth, mantle and coal effect gas fire insert. Double glass panelled doors lead to the kitchen/dining room.

KITCHEN/DINING ROOM

18'4" x 15'7" (4.6m x 4.7m)

Running the full width of the house, the kitchen is fully fitted with a range of floor and eye level cream units. Tiled splashback and surround, ceramic tiled floor. Plumbed for dishwasher and washing machine. The dining area has ample room for a table and chairs. French doors to sunroom.

SUNROOM

12'7" x 10'4" (3.9m x 3.2m)

Attractive and bright sunroom with laminate wood effect flooring and ceiling fan, overlooking the rear garden.

UPSTAIRS

A carpeted stairs leads to the landing which provides access to both the hot press and attic storage.

BEDROOM 1

16'7" x 9'6" (4.9m x 2.9m)

Spacious double bedroom with laminate wood effect flooring, mirrored slide robes and view over park to front.

BEDROOM 2

13'7" x 9'1" (4.2m x 2.8m)

Large double bedroom with laminate wood effect flooring and mirrored slide robes.

BEDROOM 3

10'1" x 7'2" (3.1m x 2.2m)

Fine size bedroom with fitted wardrobes and laminate wood effect flooring and views of the park.

BATHROOM

8'8" x 5'9" (2.7m x 1.8m)

Fully fitted with full size bath, separate glass panelled shower cubicle with electric shower, W.H.B. and W.C.

REAR GARDEN

Sunny rear garden which is fully decked with Barna storage shed.



FLOOR PLANS



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

Take exit 9 from the M50 at the Red Cow and continue onto the Naas Road/R810 towards the city centre for about 700m. Take a left turn onto Kylemore Road at McDonalds and continue straight on that road for 2km. At the roundabout, take the 3rd exit onto Ballyfermot Road for about 1.5km. Turn left just after the lights onto St Marys Avenue West and the property is on the left hand side identified by our For Sale board.

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

Ray Cooke and he can be contacted on 01 4599288 or 087 969 3789.

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

MORTGAGES

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



For further financial advice, please call:
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