

FOR SALE

BY PRIVATE TREATY

**13 Whitechurch Avenue
Rathfarnham
Dublin 16**



Three Bedroom MidTerrace
c.97.5.sq.m. /1,050sq.ft.

BER TBC

Price: €275,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom mid-terraced family home to the market located in the highly sought after Whitechurch Avenue, Rathfarnham, D14. The location is next to none as it is within easy reach of Rathfarnham Village, Dundrum Town Centre and shopping centres at Ballinteer, Rathfarnham and Nutgrove. The Luas at Milltown and Dundrum are also reasonably close at hand. The 161, 61 and 116 Bus Routes are also located just outside the estate.

Bright and spacious living accommodation comprises of entrance hall with carpets on the stairs, lounge, kitchen/dinning with sliding doors to the garden, three bedrooms (two double & one single) and a main family bathroom. The property also comes with a sunny west facing rear garden and ample parking to the front. No. 13 comes to the market in good condition and it boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- C. 1050 sq ft
- 3 Bed / 1 Bath
- FIRST TIME BUYERS DREAM
- BER TBC
- LARGE GARDEN
- Gas Heating
- LOCATION LOCATION LOCATION
- Double glazed windows throughout
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



ACCOMMODATION

HALL

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

Tiled flooring, access to lounge/bedrooms, carpet to stairs.

LOUNGE

11'4" x 13'9" (3.5m x 4.2m)

Large lounge, laminate flooring, feature stove fireplace.

KITCHEN

10'4" x 15'7" (3.2m x 4.8m)

Fully fitted kitchen, dining area, sliding doors to rear garden.



BEDROOM 1

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

Double bedroom to the rear of the property, laminate flooring.



BEDROOM 2

11'1" x 13'4" (3.3m x 4.1m)

Double bedroom to the front of the property, laminate flooring.



BEDROOM 3

8'8" x 7'5" (2.7m x 2.3m)

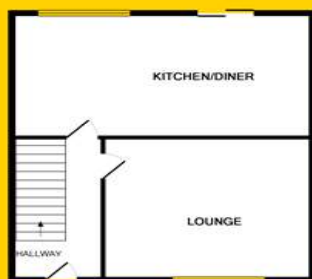
Single bedroom to the front of the property, laminate flooring.

BATHROOM

6'2" x 6'8" (1.9m x 2.1m)

Fully tiled, fully fitted bathroom with wc, whb and bath with electric shower.





GROUND FLOOR



1ST FLOOR

DIRECTIONS

If travelling from the Yellow House Head southwest on Willbrook Rd/R115 toward Beaufort Villas, Turn left onto Whitechurch Rd, Follow Whitechurch Rd to Whitechurch Green, take your next left onto Taylors lane then right onto Whitechurch green. Continue on Whitechurch Green. Drive to Whitechurch Ave where you will find no.13 on your left 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

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

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

MORTGAGES

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



For further information or advice, please call:
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