

**FOR SALE**

BY PRIVATE TREATY

36 Cherry Orchard Drive  
Ballyfermot  
Dublin 10  
D10 FH61



Three Bedroom Mid Terrace  
c.88.2sq.m /950.sq.ft

**BER** TBC

**Price: €215,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this 3 bedroom terraced property to the market on Cherry Orchard Drive, Ballyfermot. Finding itself within easy reach of all of Ballyfermot's amenities including shops, schools, shopping centres and leisure facilities not to mention the Parkwest Train Station & M50 motorway both very close by.

Interior living accommodation of c. 950 sq. ft. (88.3 sq. m) comprises of entrance hallway, living room, kitchen/dining room, bathroom and three spacious bedrooms. To the rear is a sunny garden with block built shed. No. 36 is presented in STUNNING condition throughout and boast top quality flooring, plenty of storage and ample off street parking. Certain to be a hit with first time buyers looking to make that first step onto the property ladder, call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 950 sq. ft.
- Top quality flooring
- Gas fired central heating
- 3 Spacious bedrooms
- Block built shed
- Venetian Blinds
- off street parking
- Large green area within seconds
- Highly sought after location
- Parkwest train station within walking distance
- M50 within minutes by car
- Viewing highly advised!



## ACCOMMODATION

### HALL

Tiled flooring with carpet to stairs and landing, access to lounge and kitchen.

### LOUNGE

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

### KITCHEN

Fully fitted kitchen with eye and floor level units, tiled flooring, dining area and open plan to conservatory with sliding doors to rear garden.

### BEDROOM 1

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

### BEDROOM 2

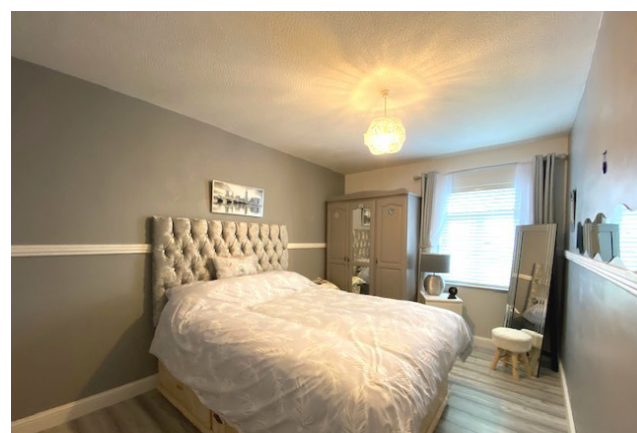
Double bedroom to the front of the property with laminate flooring and built in wardrobes.

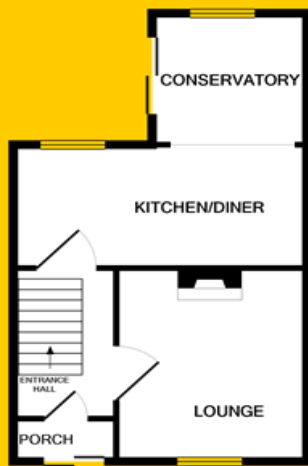
### BEDROOM 3

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

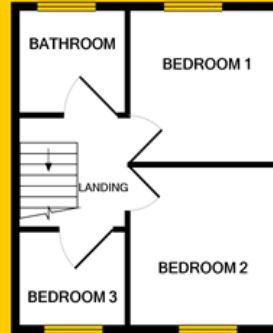
### BATHROOM

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





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

James Droney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to [James@raycooke.ie](mailto:James@raycooke.ie) and we will contact you.



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