

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this heavily extended two/three bedroom family home to the market on Kylemore Road, Ballyfermot. Dublin 10 is well serviced with excellent public transport links including the 18, 25N, 40, 76, 76A, 79, 79A bus routes. The Chapelizod bypass & M50 motorway are both very easily accessed and Liffey Valley Shopping Centre is within arm's reach. Ballyfermot offers a range of excellent facilities including a choice of well esteemed primary & secondary schools along with Ballyfermot College of Further Education, a variety of sports & leisure facilities and local shops + convenience stores. Internal living accommodation of c. 1050 sq ft (97 sq m) comprises of front storm porch, entrance hallway, lounge, dining room, kitchen, two bathrooms and three bedrooms. The front offers off street parking for multiple cars and the rear is low maintenance with a block built shed. Number 200 is presented as a blank canvas and offers an astute purchaser to create the ultimate family home. Boasting an abundance of living space, a recently upgraded gas boiler and top quality windows this one is sure to be popular. Early viewing is highly advised. Call Ray Cooke Auctioneers today!

FEATURES

- c. 1050 sq ft (97 sq m)
- Recently upgraded Gas boiler
- Double glazed windows
- Presented as a blank canvas with extra spacious living accommodation
- Extended front porch
- Generous lounge
- Cobble lock front driveway
- Off street parking for multiple cars
- Mature and settled area
- Located at the end of the cul de sac
- Sought after location within easy reach of Dublin's City Centre
- A host of bus routes within walking distance
- A variety of essential local amenities all close by
- Absolutely prime for first time buyers
- Investor interest guaranteed
- Viewing highly advised



ACCOMMODATION

LOUNGE

12'1" x 15'0" (3.7m x 4.6m)

Spacious room to left of property, accessed through dining room, laminate floor.



DINING ROOM

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

Large room to front of the property, laminate floor and top quality blinds.

SIDE EXTENSION

9'5" x 15'0" (2.9m x 4.6m)

Double room to side of the property, built in wardrobe and laminate floor, access to down stairs bathroom



KITCHEN

12'6" x 10'8" (3.8m x 3.3m)

Spacious room to rear of property, tiles to floor and splashback, new gas boiler.

BEDROOM 1

9'1" x 11'1" (2.8m x 3.4m)

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



BEDROOM 2

12'4" x 14'1" (3.8m x 4.3m)

double room to front of the property, laminate floor and built in wardrobe.

BATHROOM

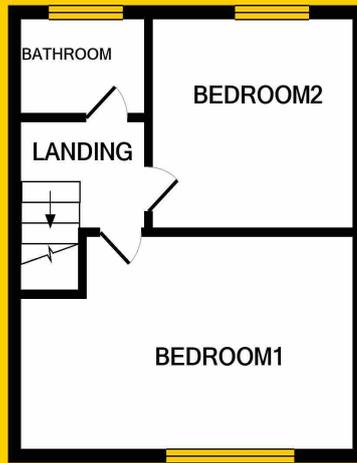
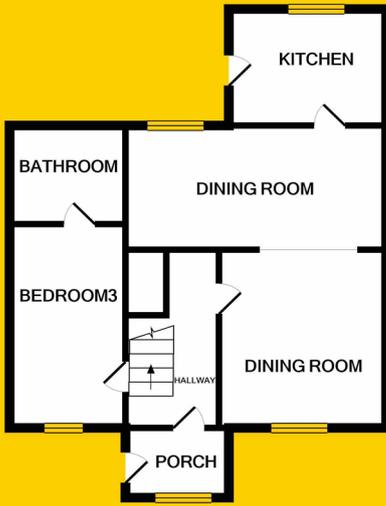
6'5" x 4'9" (2m x 1.5m)

Fully tiled with wash hand basin and shower

GARDEN

Sunny and low maintenance with block built shed.





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 Dronney and he can be contacted on 01 4599 288 or 086 140 9043

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



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For further information or advice, please call:
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