

FOR SALE

BY PRIVATE TREATY

**27 Carriglea View
Firhouse
Dublin 24**



Three Bedroom Semi Detached
c.103.1sq.m. /1,110sq.ft.



Price: €340,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this three bedroom semi-detached family home to the market within one of Firhouse's most mature and sought after developments. Carriglea is enviably positioned within a short stroll of a selection of essential amenities including both well regarded & newly introduced primary and secondary schools, Firhouse Shopping Centre and a handful of sports & leisure facilities. On a transport note; a regular bus service to Dublin's City Centre is found to the front of the development and the M50 Motorway is merely two minutes by car. Internal living accommodation of c. 1,110 sq ft comprises of entrance hallway, lounge, dining room, kitchen, three bedrooms and main family bathroom. The generous room sizes throughout are symbolic of a property of its age and are well suited for family living. No. 27 is the definition of a blank canvas and will need complete refurbishment by one astute purchaser, but boasts magnificent potential to be transformed into a stunning family home. The side of the property offers additional garage space c. 2.8m and to the rear is a most generous garden - with both side and rear offering ample room to extend. It will equally appeal to keen first time buyers + clients looking to trade up; both with the same intentions to lay down family roots for many years to come. Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 1,110 sq ft
- BER G
- Oil fired central heating
- Double glazed windows
- XL rear garden
- IN NEED OF COMPLETE REFURBISHMENT
- Garage space to side
- Magnificent potential
- Mature and highly sought after development
- Within walking distance of a variety of schools and Firhouse Shopping Centre
- M50 motorway found within 2 minutes by car
- Ideal family home – Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

14'7" x 6'5" (4.5m x 2m)

Timber flooring, understairs storage, access to lounge and kitchen.

LOUNGE

16'4" x 13'1" (5m x 4m)

Carpet to floor, open fireplace, bright bay window, double doors to dining room.

DINING ROOM

11'8" x 10'1" (3.6m x 3.1m)

Timber flooring, access to kitchen.

KITCHEN

12'1" x 9'5" (3.7m x 2.9m)

Timber flooring, sliding door to rear.

BEDROOM 1

12'4" x 9'1" (3.8m x 2.8m)

Double bedroom to the rear, timber flooring, built in wardrobes.

BEDROOM 2

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

Double bedroom to the front, timber flooring, built in built.

BEDROOM 3

9'1" x 8'2" (2.8m x 2.5m)

Single bedroom to the front, timber flooring.

BATHROOM

6'5" x 5'5" (2m x 1.8m)

Fitted with wc, whb and bath.

OUTSIDE FRONT

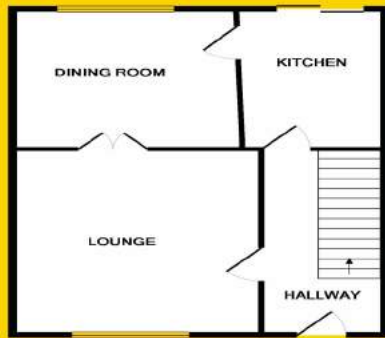
Gate entrance with concrete driveway and side lawn garden, additional garage space to side x. 2.8m wide.

OUTSIDE REAR

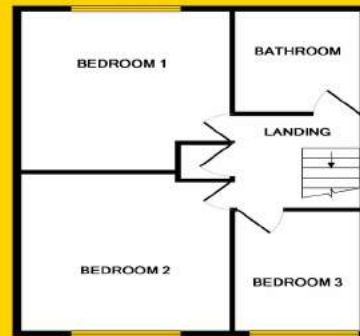
XL rear garden, fully walled, in lawn with mature trees.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

DIRECTIONS

If travelling on Firhouse Road from Rathfarnham, turn left onto Ballycullen Road at Mortons Pub junction. Just after the 1st traffic light junction turn right onto Ballycullen Drive and at the mini roundabout turn right onto Carriglea Walk. At the T-Junction turn left onto Carriglea view and no. 27 can be found on the right hand side.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to ross@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:
01 40 30 720 or 087 99 44 036

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