

**FOR SALE**

BY PRIVATE TREATY

29 Gurteen Avenue  
Ballyfermot  
Dublin 10  
D10K066



Three Bedroom Mid Terraced  
c.79sq.m. / 850sq.ft.

**BER** TBC

**Price: €225,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning extended three bedroom mid-terraced property to the market on Gurteen Avenue, Ballyfermot. Gurteen finds itself within easy reach of all of Ballyfermot's local amenities including shops, schools, shopping centres and leisure facilities. Transport links abound as you are within easy reach of an abundance of bus routes, Parkwest Train Station & the M50 motorway which all provide easy access to Dublin's City Centre and beyond.

Interior living accommodation of c. 850 sq. ft. comprises of entrance hallway, large lounge, second lounge, extended kitchen/dining room, downstairs bathroom, two double bedrooms and a single bedroom. To the rear is a large private rear garden which features patio, lawn area and a block built shed. No. 29 comes to the market in very good condition and boasts an ideal opportunity to secure the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 850 sq. ft.
- 3 bed / 1 bath
- Excellent condition throughout
- STUNNING rear garden that is not overlooked
- Upgraded windows
- Extended kitchen
- NEWLY FITTED BATHROOM
- Off Street Parking
- Block built shed
- Second lounge / living area
- Very spacious
- Within walking distance of Ballyfermot Village
- M50 within minutes
- Schools on your doorstep
- Viewing highly advised!

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# ACCOMMODATION



## HALLWAY

13'4" x 5'5" (4.1m x 1.7m)

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

## LOUNGE 1

10'8" x 13'1" (3.3m x 4.0m)

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

## KITCHEN

11'8" x 8'2" (3.6m x 2.5m)

Fully fitted kitchen with a range of floor and eye level units, tiled flooring.

## LOUNGE 2

16'7" x 9'1" (5.1m x 2.8m)

Second lounge to the rear of the property with laminate flooring.

## BEDROOM 1

8'5" x 13'9" (3.1m x 4.1m)

Large double bedroom to the front of the property with carpet flooring and built in wardrobes.

## BEDROOM 2

8'5" x 10'4" (2.6m x 3.2m)

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

## BEDROOM 2

8'5" x 10'4" (2.6m x 3.2m)

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

## BEDROOM 3

9'5" x 7'8" (2.9m x 2.4m)

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

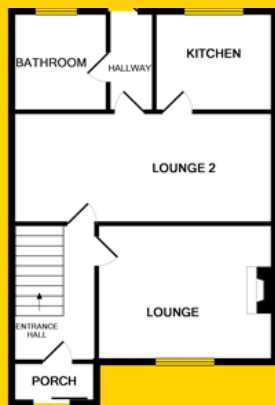
## BATHROOM

10'8" x 4'2" (3.3m x 1.3m)

Newly fitted bathroom with w.c, whb and electric shower, tiled flooring.



## FLOOR PLANS



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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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



## MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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