

**FOR SALE**

BY PRIVATE TREATY

**8 St Endas Road  
Terenure  
Dublin 6W  
D06 E951**



Two Bedroom Semi Detached House  
c.83sq.m /895sq.ft



**Price: €525,000**

PSR Licence Number 002307

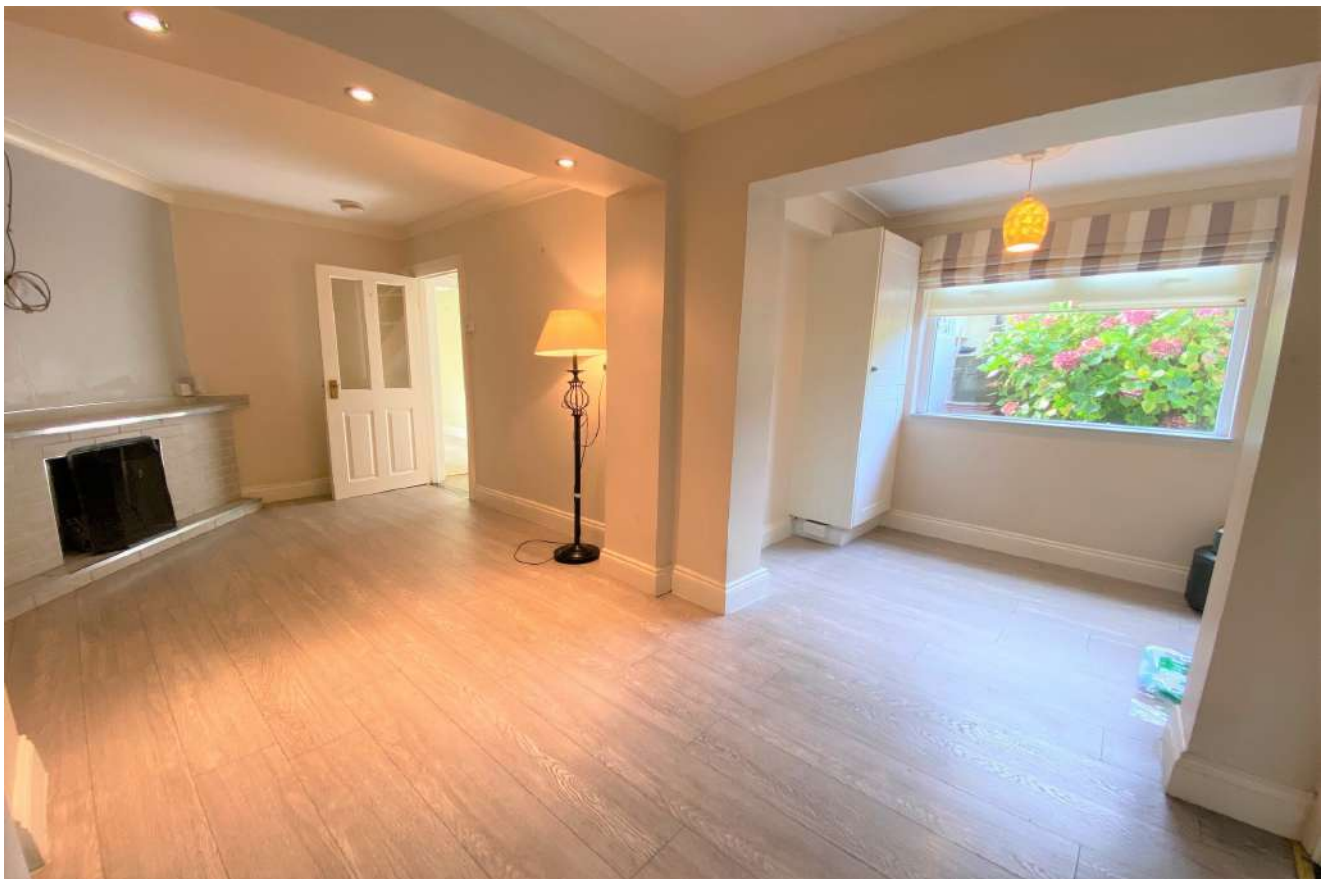
[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom semi-detached property to the market on the ever popular St Enda's Road, a hugely sought after location right in the heart of Terenure. The property is conveniently located a stones throw from Terenure Village and a short walk from Rathgar and Harold's Cross where you will find yourself within easy reach of shops, bars, restaurants and a whole host of other local amenities the Terenure area has to offer. Fantastic schools including St Josephs, Presentation, Terenure College, Our Lady's, High School, St Mary's etc. Bushy Park with its children's playground facilities is nearby as is the tranquil Eaton Square. There are bus routes from the end of the road directly to the city centre and this location also provides easy access to the M50. Bright and spacious living accommodation of c. 83 sq m (895 sq. ft.) comprises of storm porch, entrance hallway, lounge, living/dining room, kitchen, 2 double bedrooms, main family bathroom and ensuite. To the rear of the property is a private sunny garden and there is ample off street parking to the front. No. 8 is presented in very good condition and boasts gas fired central heating, built in storage and top quality flooring. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 1,475 sq ft
- c. 137 sq m
- BER B2
- Management fee c. 1,250 per annum
- Split over 2 levels
- Stunning condition throughout
- Gas fired central heating
- Double glazed windows
- Plenty of fitted storage
- Fully fitted kitchen with breakfast bar
- 2 double bedrooms/2 ensuite
- 2 additional rooms to suit variety of uses
- XL Master bedroom with eaves storage
- Additional study/office with hidden storage area
- Balcony to front with enviable south westerly orientation
- Sunny rear aspect with floor to ceiling windows
- Designated underground parking
- Hive heating system installed
- Magnificent location in the heart of Saggart Village
- Ideal for 1st time buyers & investors!
- Viewing highly advised



## ACCOMMODATION



### LIVING

11'87" x 14'04" (3.62m x 4.28m)

Large room to the front of the property. Top quality floors and built in fireplace.

### SITTING

13'45" x 17'06" (4.1m x 5.2m)

Large room between the living room and kitchen. Top quality floors, top quality blinds and built in fireplace.

### KITCHEN

10'17" x 12'23" (3.1m x 3.73m)

Fully fitted kitchen. Tiled floor and splashback. Access to WC, bathroom & rear garden.

### WC

3'6" x 4'42" (1.1m x 1.35m)

Fitted WC. Tiled from floor ceiling.

### BEDROOM 1

13'12" x 11'08" (4m x 3.38m)

Large bedroom to the front of the property. Built in wardrobes. Top quality floors. Access to ensuite.

### ENSUITE

6'46" x 3'60" (1.97m x 1.1m)

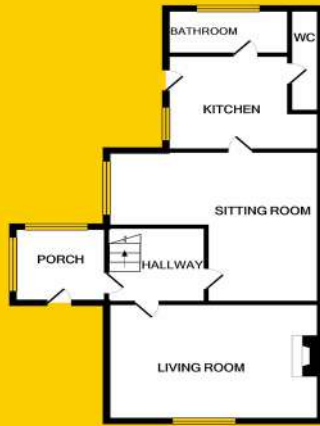
Tiled from floor to ceiling. Fitted WHB, WC and shower cubicle.

### BEDROOM 2

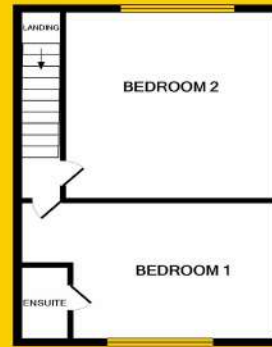
10'49" x 10'17" (3.2m x 3.1m)

Large bedroom to the rear of the property. Built in wardrobes and top quality floors.





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 Dronney 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.



## MORTGAGES

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For further information or advice, please call:  
**01 40 30 720**

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