

FOR SALE

BY PRIVATE TREATY

**201 Ballyfermot Road
Ballyfermot
Dublin 10
D10 WN93**



Two Bedroom Mid Terrace
c.87sq.m /940sq.ft



Price: €275,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are thrilled to introduce this extended two bedroom terraced property to the market on Ballyfermot Road, Dublin 10. This ideal location is ever sought after for a number of reasons. Ballyfermot Village and its vast array of essential amenities are all within walking distance, bus routes/The M50 Motorway/The N7 and The Luas are all very easily accessible, and the City Centre is found within a short drive. Dual aspect internal living accommodation of c. 940 sq ft (c. 87 sq m) comprises of entrance hall, lounge, open plan kitchen/dining room, downstairs bathroom, Utility room, two bedrooms and main family bathroom. No. 201 is presented in stunning condition throughout and has been meticulously maintained and upgraded by it's current owner with no stone left unturned. The moment you enter you are hit with bright and airy rooms, showhouse quality décor and a most welcoming rear kitchen/dining room extension. To the front you have off street parking for multiple cars and the extra large rear garden boasts a well maintained lawn and isn't overlooked. PRIME for first time buyers - Blink and you will miss this one. Register your interest with Ray Cooke Auctioneers today.

FEATURES

- c. 940 sq. ft.
- c. 87 sq. m.
- BER C1
- STUNNING CONDITION THROUGHOUT
- Beautifully decorated
- Gas fired central heating
- Fully rewired and replumbed
- Clever work from home space
- Composite front door
- Top quality venetian blinds
- Modern fitted kitchen
- Extended dining room with utility space
- 2 double bedrooms
- Full bathroom and utility room downstairs
- Off street parking to front for multiple cars
- Large rear garden which isn't overlooked
- Bus routes on your doorstep
- Ballyfermot Village within walking distance
- N7 & M50 motorway within minutes by car
- Ideal for both 1st time buyers and clients downsizing



ACCOMMODATION



KITCHEN / DINING

17'7" x 14'92" (5.4m x 4.55m)

Large kitchen and dining room to the rear of the property. Top quality units and intergrated appliances. Access to rear garden.



UTILITY

2'95" x 6'46" (0.9m x 1.97m)

DOWNSTAIRS BATHROOM

5'9" x 7'21" (1.8m x 2.2m)

Tiled floor. Fitted bath, WC & WHB.

LIVING

12'04" x 10'17" (3.67m x 3.1m)

Living room to the front of the property. Top quality floors and blinds.



UPSTAIRS BATHROOM

6'39" x 4'822" (1.95m x 1.47m)

Fully tiled from floor to ceiling. Fitted shower cubicle, WC & WHB.

BEDROOM 1

10'82" x 13'45" (3.3m x 4.1m)

Double bedroom to the front of the property. Built in wardrobes. Top quality blind floors and blinds.

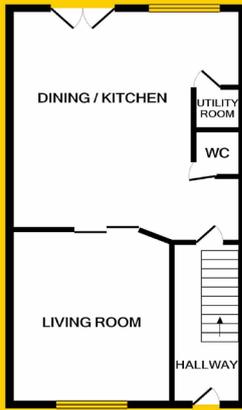


BEDROOM 2

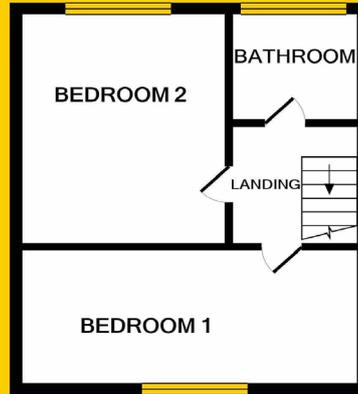
9'12" x 10'82" (2.78m x 3.3m)

Double bedroom to the rear of the property. Top qualitycarpets and blinds.





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 and we will contact you.



MORTGAGES

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For further information or advice, please call:
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