

FOR SALE

BY PRIVATE TREATY

**27 Railway Avenue
Inchicore
Dublin 8
D08AC6A**



Two Bedroom Terraced House
c.52.5sq.m /565.11sq.ft



Price: €265,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this quaint two bedroom terraced home to the market on Railway Avenue, Inchicore. This mature, sought after and well established neighbourhood boasts every conceivable amenity within arm's reach including local shops, schools, bars, restaurants and leisure facilities. Dublin's City Centre is very easily accessible within minutes by bus and Luas (The Luas only a 10 minute walk away). Living accommodation of c. 565 sq ft comprises of lounge, extended kitchen/breakfast room, extended bathroom with utility space and two double bedrooms. The rear boasts a low maintenance garden, not overlooked, and ideal for outdoor entertainment and relaxation. Prime for both first time buyers and investors - Viewing highly advised!



FEATURES

- c. 565 sq ft
- BER F
- Gas fired central heating
- Well presented throughout
- Extended kitchen
- Fully fitted kitchen
- Extended bathroom/utility space
- Fully tiled bathroom
- Triton electric shower
- 2 double bedrooms
- Ample on street parking to front
- Low maintenance rear garden
- Magnificent location
- Dublin's City Centre within arm's reach
- Bus routes and The Luas all within minutes walk
- Viewing highly advised!



ACCOMMODATION

FRONT

Gated pedestrian, on street parking

LOUNGE

19'0" x 10'8" (5.8m x 3.3m)

Laminate floor, feature fireplace, staircase to 1st floor, archway to kitchen.

KITCHEN

10'2" x 10'1" (3.2m x 3.1m)

Fitted units, tiled floor and splashback access to utility/bathroom.

REAR

Low maintenance, loose stone and paving, fully walled not overlooked.

BATHROOM

5'9" x 5'2" (1.8m x 1.6m)

Fitted units, wc, wash hand basin with Triton shower, fully tiled.

BEDROOM 1

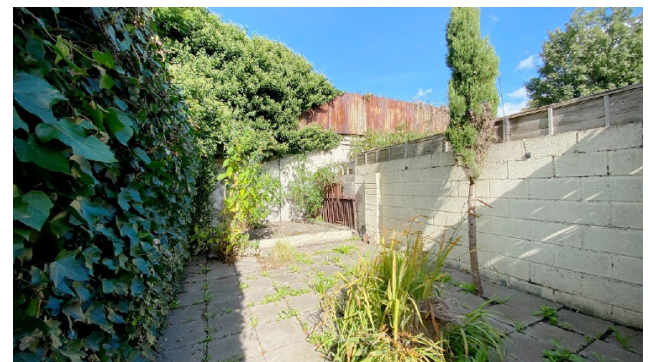
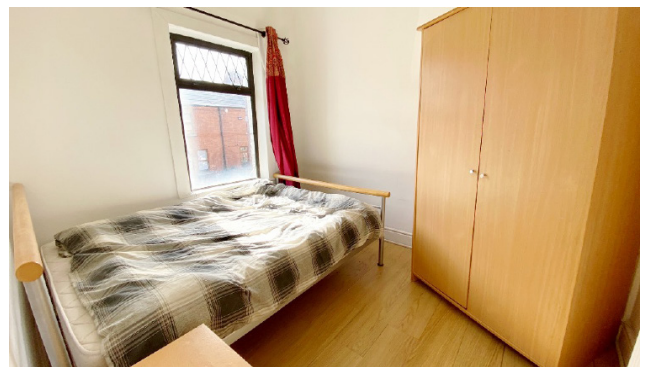
11'1" x 9'1" (3.4m x 2.8m)

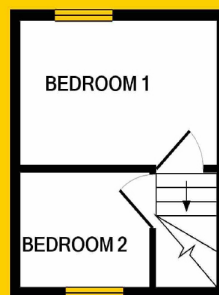
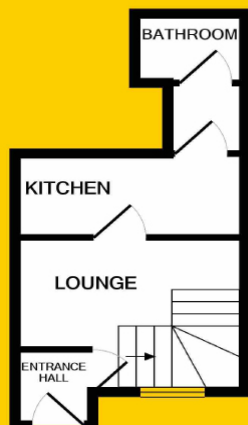
Double bedroom to rear of property, laminate floor.

BEDROOM 2

9'5" x 8'2" (2.9m x 2.5m)

Double bedroom to front of property, laminate 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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

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



MORTGAGES

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For further information or advice, please call:
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