

**FOR SALE**

BY PRIVATE TREATY

19 Devoy Road  
Inchicore  
Dublin 8



Four Bed End of Terrace  
c.83.6sq.m./900sq.ft.

**BER** TBC

**Price: €325,000**

**raycooke.ie**  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this stunning extended four bedroom end of terrace family home to the market on Devoy, Inchicore. Boasting an idyllic location on the fringe of Dublin's City Centre; the location is truly next to none. A host of bus routes serving the city are within arm's reach and the Suir Road Luas Stop can be found within five minutes' walk. A variety of other favourable amenities are close by; St. James Hospital, The proposed New Children's Hospital, The Phoenix Park and Heuston Station to name but a few. Interior living accommodation comprises of - Downstairs; storm porch, entrance hallway, lounge, extended kitchen/breakfast room, family bathroom and single bedroom. Upstairs; Three bedrooms. No. 19 is in good condition and the fantastic location makes it a truly attractive prospect for any purchaser. To the rear and side is a low maintenance yard area with large block build shed. Prime for first time buyers and investors; Do not miss this one! Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 900 sq ft
- BER TBC
- NOT OVERLOOKED TO THE FRONT
- Gas fired central heating
- 4 beds / 1 Bath
- Additional storm porch
- Immaculately presented throughout
- Low maintenance front and rear outside space
- Located on the fringe of Dublin's City Centre
- A host of bus routes within arm's reach
- Suir Road Luas Stop literally within 5 minutes' walk
- Ideal for both 1st time buyers & investors!





## ACCOMMODATION



### HALLWAY

5'5" x 4'2" (1.7m x 1.3m)

Carpet flooring, access to lounge/kitchen

### LOUNGE

12'1 x 15'0 (3.7m x 4.6m)

Large bright lounge, carpet flooring, feature fire place..

### KITCHEN

15'4" x 7'2" (4.7m x 2.2m)

Fully fitted, fully tiled kitchen with dining area.

### BEDROOM

7'8" x 11'8" (2.4m x 3.6m)

Single room to rear of property with carpet floor.

### BEDROOM

11'1" x 15'0" (3.4m x 4.6m)

Large double room to front of property, carpet floor.

### BEDROOM

8'2" x 12'1" (2.5m x 3.7m)

Double room to back of property with carpet floor.

### BEDROOM

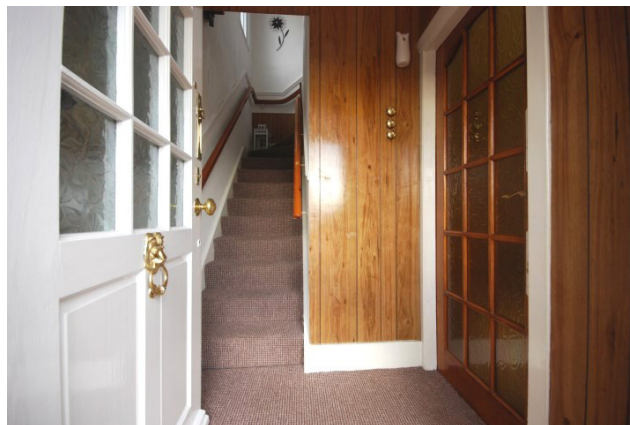
7'2" x 8'8" (2.2m x 2.7m)

Single room to back of property with carpet floor.

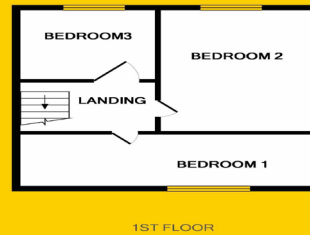
### BATHROOM

4'2" x 8'5" (1.3m x 2.6m)

Tiled flooring, wc, sink, and shower unit.



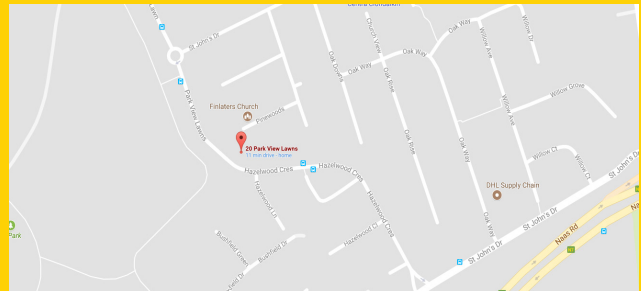
## FLOORPLANS



## DIRECTIONS

If travelling on Naas Road towards City Centre turn right before The Blackhorse Inn onto Davitt Road. Proceed ahead following the Luas tracks on the left hand side; pass The Marble Arch Pub on the right hand side, and at the next major traffic light junction turn left. Turn left again onto O'Leary Road, take your first left and left again onto Devoy Rd where number 19 will be on your left hand side.

## LOCATION



## 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 6875 800 or 086 837 1963.**

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

## MORTGAGES

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