

FOR SALE

BY PRIVATE TREATY

**4 Brackenstown Village
Swords
Co. Dublin
K67R2T3**



Three Bedroom Semi-Detached
c. 71.54 sq.m / 770 sq.ft



Price: €315,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to present this superb three bedroom semi-detached family home with a conservatory to the market in the mature and popular residential location in Swords, Co. Dublin.

Bright and spacious living accommodation of 770 sq. ft. comprises of Storm porch, entrance hallway, living room to the front of the property, kitchen/dining room to the rear, storage closet, sunny conservatory all located downstairs. Upstairs hosts 3 bedrooms (2 double/1 single) with built in wardrobes and a family bathroom with bath and shower. This stunning property comes to the market in good condition throughout and benefits double glazed windows, gas fired central heating, side entrance, front driveway & a south facing rear garden with a block built shed and a sunny conservatory to the rear.

Brackenstown Village is a very popular location with its close proximity to local shops, schools, regular bus links, parks and sporting amenities. Dublin Airport is within easy reach and the Swords Express provides speedy access to Dublin City Centre via the Port Tunnel.

This property offers a fantastic opportunity for its new owner to move into a perfectly located home. No. 4 will appeal to first time buyers and those thinking about upsizing.

Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!

FEATURES

770 sq.ft

BER – D1

3 bed 1 bath

Semi Detached family home

Gas fired central heating

Double glazed windows throughout

South facing orientation

Sunny Conservatory

Built in wardrobes in bedrooms

Close to bus routes

Convenient location with easy access to Swords Main Street

Mature residential location

Close to local shops, schools & the Pavilions Shopping Centre

Ideal for first time buyers, those thinking about upsizing & Investors

Early viewing highly advised!!



ACCOMMODATION



HALLWAY

10'4" x 6'2" (3.2m x 1.9m)

Laminate flooring with access to the living room and kitchen. Carpet to stairs.

LIVING ROOM

14'7" x 11'8" (4.5m x 3.6m)

Laminate flooring with fire place and access to kitchen/dining area.

KITCHEN / DINING ROOM

13'4" x 18'0" (4.1m x 5.5m)

Laminate flooring in dining area and lino to floor in kitchen area. Floor and eye level units in kitchen with access to the conservatory.

CONSERVATORY

6'7" x 9'0" (2.05m x 2.75m)

Tiled flooring with access to the rear garden.

BEDROOM 1

13'7" x 11'8" (4.2m x 3.6m)

Double bedroom to the front of the property with timber flooring, built in wardrobes and TV point.

BEDROOM 2

11'1" x 11'8" (3.4m x 3.6m)

Double bedroom to the rear with timber flooring and built in wardrobes.

BEDROOM 3

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

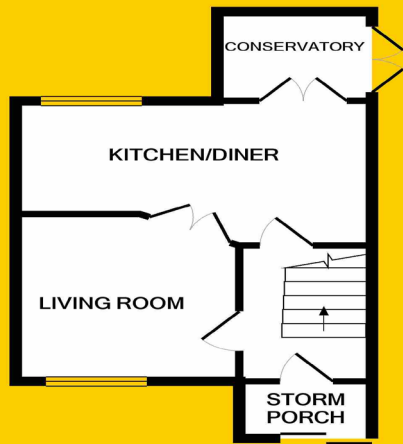
Double bedroom to the front of the property with carpet to floor and built in wardrobes.

BATHROOM

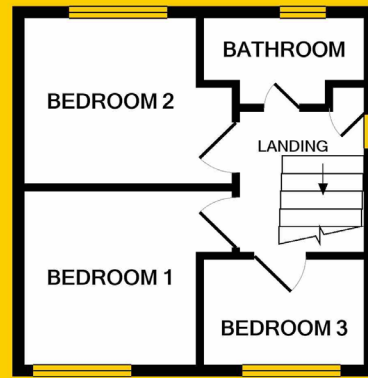
5'9" x 4'5" (1.8m x 1.4m)

Tiled flooring with WC, WHB, shower and tiled splashback.





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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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