

For Sale

Asking Price: €585,000

Sherry
FitzGerald



30 Ralahine, Ballybrack,
Co. Dublin, A96 F6W9

sherryfitz.ie - make and view offers 24/7

BER C1





24 HOUR
ACCESS



SEARCH



BOOK
VIEWINGS



MAKE
OFFERS



A fine three-bedroom property within walking distance of a variety of shops, schools and transport links. Upgraded and very well maintained, the property is offered for sale with a comfortable C1 energy rating, wrap around wall insulation (2023), solar panels and a south-west facing rear garden.

The accommodation comprises of an entrance hall, family room / study and a shower room. The open plan kitchen / living room is beautifully appointed with patio doors opening onto the rear garden. The upper level of the provides three bedrooms (two double bedrooms and a large single) along with a family shower room with a walk-in shower unit. A sunny south-west facing aspect the garden area is the ideal space for summer BBQ's and dining al-fresco. There is an external storage shed for additional storage. Off streetcar parking is provided to the front of the property.

SPECIAL FEATURES

- 131 sq m / 1,410 sq ft approx.
- Gas Fired Central Heating
- Solar panels
- House externally wrapped
- Three bedrooms
- Two bathrooms
- South-west facing rear garden

BER

BER C1, BER No. 111812384

Energy Performance Indicator: 156.76 kWh/m²/yr

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NEGOTIATOR

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