

**FOR SALE**

BY PRIVATE TREATY

98 Le Fanu Road  
Ballyfermot  
Dublin 10  
D10 Y973



Two Bedroom Semi Detached  
c. 66.9 sq.m. /720sq.ft.



Price: €210,000

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom semi-detached property to the market on the hugely popular Le Fanu Rd, Ballyfermot, Dublin 10. The location is next to none with a host of amenities close by such as schools, churches, shops and sports grounds to name but a few. It is situated just a 15 minute drive from Dublin City Centre & has great public transport links within walking distance Liffey Valley shopping centre & a host of bus routes.

Bright and spacious living accommodation of 720sq.ft comprises of, entrance hall, kitchen/dinning with access to the rear, lounge to the front of the property, two double bedrooms, a main family bathroom and a LARGE private gardens to the front and back with ample space to extend (subject to planning permission). No. 98 boasts double glazed windows, gas fire central heating and a large front and rear garden with potential to extend further subject to planning permission. Early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!!

## FEATURES

- Fantastic location
- c. 720 sq. ft.
- Gas Fire Central Heating
- NOT OVERLOOKED FRONT OR BACK
- Private rear garden
- Fantastic Location
- Mature development
- 2 Bed / 1 Bath
- FIRST TIME BUYERS DREAM
- Double glazed windows
- Highly sought after location
- A host of bus routes on your door step



# ACCOMMODATION



## HALL

5'5" x 14'1" (1.7m x 4.3m)

Laminate flooring with access to lounge/kitchen, carpet to stairs and landing.

## LOUNGE

10'1" x 14'1" (3.1m x 4.3m)

Large bright lounge to the front of the property with laminate flooring.

## KITCHEN

15'7" x 7'8" (4.8m x 2.4m)

Fully fitted kitchen with a range of eye and floor level units, laminate flooring, dining area and access to rear garden.

## BEDROOM 1

11'4" x 11'4" (3.5m x 3.5m)

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

## BEDROOM 2

11'4" x 8'5" (3.6m x 2.6m)

Double bedroom to the rear of the property with carpet flooring.

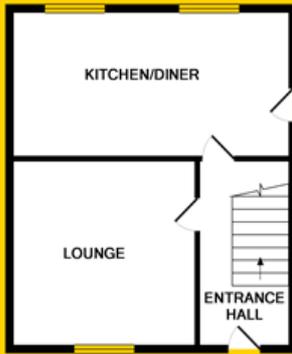
## BATHROOM

8'5" x 7'2" (2.6m x 2.2m)

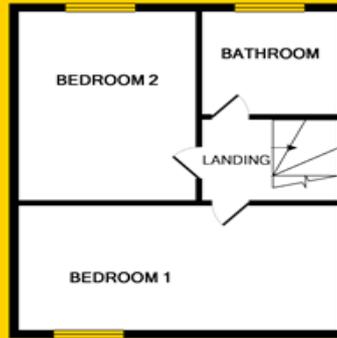
Fully fitted bathroom with w.c, whb and bath with laminate flooring.



## FLOOR PLANS



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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

Alternatively you can send an email to [conor@raycooke.ie](mailto:conor@raycooke.ie) and we will contact you.



## MORTGAGES

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- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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### CLONDALKIN

(Head Office) 3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
F +353 (0)1 40 30 760  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght, Dublin 24

T +353 (0)1 45 99 288  
F +353 (0)1 40 30 760  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure, Dublin 6W

T +353 (0)1 68 75 800  
F +353 (0)1 40 30 760  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)



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