

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

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

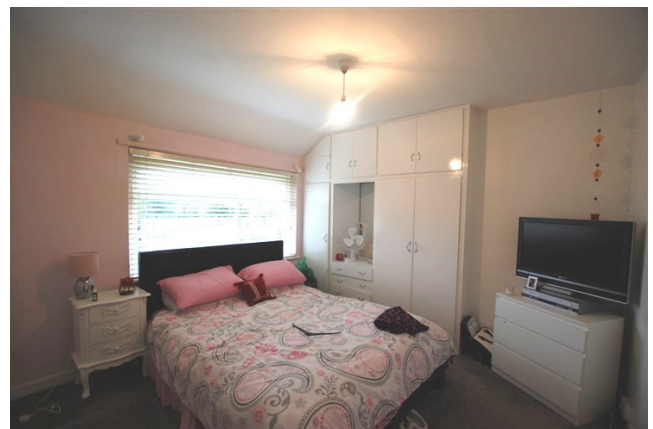
11'4" x 8'5" (3.6m x 2.6m)

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

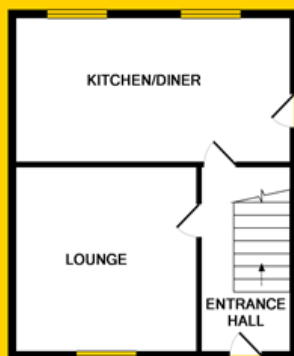
BATHROOM

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 and we will contact you.



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- 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

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