

FOR SALE

BY PRIVATE TREATY

7 Oxford Terrace
East Wall
Dublin 3



Two Bedroom Terraced
c.78.9sq.m. /850sq.ft

BER TBC

Price: €285,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this charming 2/3 bedroom split level property located on the mature and peaceful Oxford Terrace, East Wall. The location is truly next to none as you are within walking distance of Dublin's City Centre, The Docklands, The IFSC and The O2 Arena. On a transport note you will find a host of bus routes, The Luas and The Dart all within arm's reach.

Deceivingly spacious interior living accommodation of c. 850 sq ft comprises of entrance hallway, lounge, extended kitchen/dining room, living room (potential 3rd bedroom) separate guest wc and bathroom (ground level) and two double bedrooms located on the 1st floor. No. 7 is beautifully presented throughout and oozes charm and character with its red brick facade, high ceilings and many original features still intact. To the front you will find a low maintenance cobblelock driveway and to the sunny south facing rear is a generous garden bounded by mature trees. Rarely do properties as such come to the open market and early interest is sure to be expected. Call Ray Cooke Auctioneers today!

FEATURES

- c. 850 sq ft
- Extended to rear
- Immaculate condition throughout
- Freshly painted
- Gas fired central heating
- Split level living accommodation
- 2 double bedrooms with a potential 3rd double bedroom on ground floor
- Cobblelock driveway to front
- Generous garden to rear
- Sunny south facing orientation
- Mature and peaceful setting
- Within walking distance of Dublin's City Centre
- Within arm's reach of local shops and amenities
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

24'9" x 5'5" (7.6m x 1.7m)

Laminate flooring, access to lounge, kitchen/dining room and bedroom 1.

LOUNGE

14'1" x 12'7" (4.3m x 3.9m)

Laminate flooring, large bright flooring.

BEDROOM 1 (GROUND FLOOR)

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

Located on the ground floor, laminate flooring, feature fireplace.

KITCHEN/ DINING ROOM

Tiled to floor, fitted storage units, side access to rear and archway to utility room.

UTILITY ROOM

10'8" x 3'2" (3.3m x 1m)

Tiled to floor, housing washing machine, access to w.c and bathroom.

W.C

4'9" x 2'2" (1.5m x .7m)

Fully tiled to floor and walls.

BATHROOM

4'9" x 5'2" (1.5m x 1.6m)

Fully tiled to floor and walls.

BEDROOM 2 (FIRST FLOOR)

11'8" x 11'4" (3.6m x 3.5m)

Double bedroom located on the first floor, laminate flooring, built in wardrobes and venetian blinds.

BEDROOM 3 (FIRST FLOOR)

12'4" x 10'8" (3.8m x 3.3m)

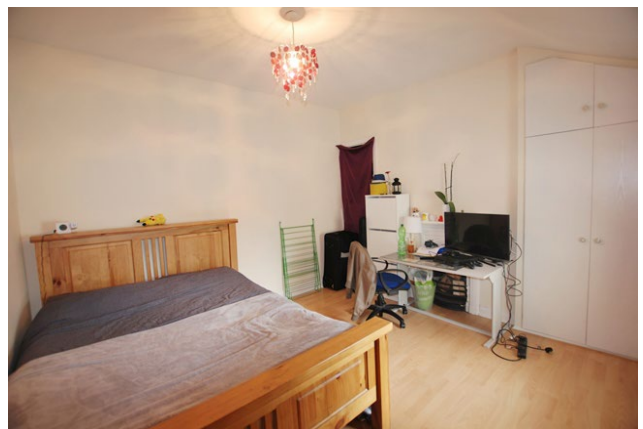
Double bedroom located on the first floor, laminate flooring, built in wardrobes and venetian blinds.

OUTSIDE FRONT

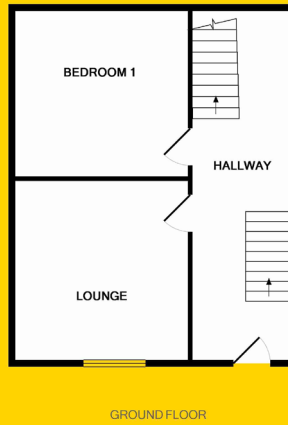
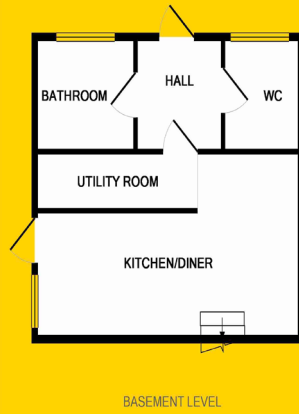
Extra large cobblelock driveway with ample parking.

OUTSIDE REAR

Sunny south facing orientation, bounded by mature trees and hedging.



FLOOR PLANS

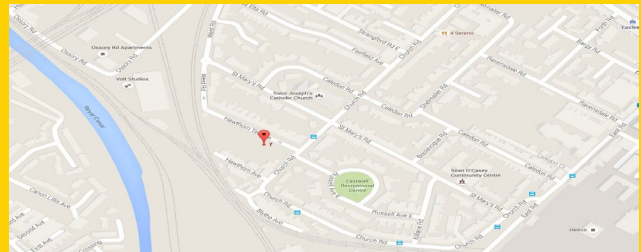


OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling on East Wall Road turn onto Church Road at the "Campus" filling station. Proceed ahead and after St. Joseph's Church turn right onto St. Mary's Road. Proceed ahead, turn left, and follow onto Hawthorn Terrace. Oxford Terrace is found towards the end of Hawthorn Terrace on the right 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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

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

MORTGAGES

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Ray Cooke
Financial Services Ltd

For further financial advice, please call:
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