

FOR SALE

BY PRIVATE TREATY

**88 Cashel Avenue
Crumlin
Dublin 12
D12 W7W0**



Two Bedroom Terrace
c. 83.6 sq.m/ 900sq.ft



Price: €275,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present number this extended 2 bed property to the market overlooking a green area in Cashel Avenue, Dublin 12. Surrounded by a host of local amenities to include primary and secondary schools, local shops, parks and sports facilities all on your doorstep. The area is also serviced by excellent public transport links to Dublin City centre and surrounding areas.. The M50 and N7 motorways are also a short drive away making for easy access to the greater Dublin area and surrounding counties. Bright and spacious living accommodation of c 900 sq ft is made up of entrance hallway, under stairs w/c, front reception room, open plan kitchen, dining and rear extended living space. Upstairs comprises of two large double bedrooms, main bathroom and master shower room. French doors from the lounge lead onto a large south facing garden with patio area and lawn. Number 88 has been well maintained over the years and boasts a long list of additional features to include built in wardrobes, gas fired central heating, off street parking and double glazed windows. Sure to be a hit with both first time buyers and investors with attractive yields on offer locally.

FEATURES

c. 900 sq ft
Stunning property
Built in wardrobes
Fully alarmed
Open plan living space
French doors to rear
Double glazed windows throughout
Re-plumbed
Rewired Large extension to the rear
Off street parking to front
South facing rear garden
Overlooking a green area
Within easy reach of Dublin city centre
A host of bus routes within easy reach



ACCOMMODATION

EXTENSION

12'04" x 16'07" (3.67m x 4.9m)

Great living space, with french doors to the rear garden, and high ceilings with beam effect.

KITCHEN/DINER

10'6" x 15'7" (3.25m x 4.8m)

Integrated appliances, floor and eye level units.

GARDEN

South West facing garden.

PARLOUR

9'4" x 9'8" (2.88m x 3m)

Cosy room to the front of the property, archway to open plan kitchen, timber floors.

DOWNSTAIRS WC

2'7" x 4'9" (.89 x 1.5m)

Whb and wc.

BATHROOM

6'3" x 6'5" (1.94 x 2m)

Fully tiled with full bath, wc, whb, located to the rear of the property

BEDROOM 1

Double room to the front of the property, built in wardrobes, timber floor, and top quality blinds.

BEDROOM 2

Double room to the rear of the property, built in wardrobes, and top quality blinds

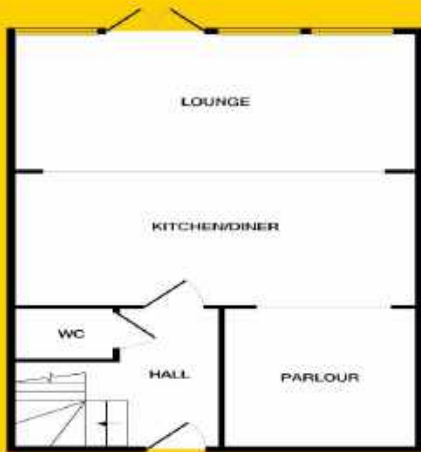
ENSUITE

6'5" x 5'2" (2m x 1.6m)

Shower room with whb.



FLOOR PLAN



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

James Doney and he can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
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