

BROE
auctioneers

FOR SALE

24 PARK STREET, THE RANCH,
INCHICORE, DUBLIN 10.

€195,000



ONE BED TERRACE COTTAGE c.35 sq.m

A unique opportunity to acquire this fully renovated and modernized, one bedroom terraced house in pristine condition located in the peaceful area of Inchicore known as The Ranch. Lovely cared for by the owner-occupier this house is walk-in condition and is located off the Sarsfield Road, just a short walk from Inchicore village and close to Chapelizod, Islandbridge, Ballyfermot, Heuston, and Kilmainham, and near to the River Liffey and Grand Canal cycle paths.

BER RATING

>260

D2

Tower House, Monastery Road,
Clondalkin Village, Dublin 22
www.broe.ie

01 459 4433

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DETAILS

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EXTRA FEATURES

- Double glazed windows & doors.
- Recently re-wired, re-plumbed and re-roofed.
- Mains fed Gas combi-boiler providing heating and hot water.
- Cable T.V points in living room and bedroom.
- Monitored alarm with motion PIPs and window sensors.
- Smoke and heat detectors, mains powered.
- Oak shaker style wooden doors.
- Cherrywood flooring throughout with cream floor tiles in two bathrooms.

LOCATION



CONTACT DETAILS

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Lounge/ Kitchen	4.97m x 3.32m	Feature fire place - Marfil Stone fireplace and hearth, with cast iron inset and grate Real flame gas fire, mains fed. Fitted kitchen, skater style in cream/ivory, Franke cream stone effect resin sink, Integrated alliances - electric oven and hob, extractor fan, Nordmende Washer/Drier, Dishwasher, Fridge Freezer.
(1) Bedroom	3.25m x 2.56m	Large fitted wardrobe - floor to ceiling Skylight, Storeroom with light and power.
En-suite	2.16m x 1.73m	Shower, fully tiled, with waterfall shower Chrome towel rack radiator, WC and wash hand basin, tiled floor.
Guest WC	1.61m x 0.87m	WC and wash hand basin, tiled floor.

Outside

On street free parking to front.

Access to semi-private yard with secure rear access via locked gate.



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