

**FOR SALE**

BY PRIVATE TREATY

**40 Ballyfermot Drive  
Ballyfermot  
Dublin 10  
D10WT22**



Two Bedroom End Of Terrace  
c. 78.9 sq.m / 850 sq.ft



**Price: €249,950**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing no. 40 Ballyfermot Drive to the market in Ballyfermot, Dublin 10. This two bedroom end of terrace property is ideally positioned within this quaint cul de sac and merely minutes walk from Ballyfermot Village. Dublin 10 is well serviced with excellent public transport links including the 18, 25N, 40, 76, 76A, 79, 79A bus routes. The Chapelizod bypass & M50 motorway are both very easily accessed and Liffey Valley Shopping Centre is within arm's reach. Ballyfermot offers a range of excellent facilities including a choice of well esteemed primary & secondary schools along with Ballyfermot College of Further Education, a variety of sports & leisure facilities and local shops + convenience stores. Internal living accommodation of c. 850 sq. ft. comprises of front porch, entrance hallway, parlour room, living room, extended kitchen with shower room, two bedrooms and upstairs bathroom. No. 40 is in need of cosmetic upgrades throughout but boasts magnificent potential for first time buyers & investors alike. The cul de sac is a huge attraction for any young family and the rear extension adds much welcomed living space. Early interest is guaranteed - Register your interest today!

## FEATURES

- c. 850 sq ft
- BER G
- In need of cosmetic upgrades
- Extended kitchen/shower room to rear
- Double glazed windows
- Gas fired central heating
- Generous rear garden
- Block shed
- Peaceful cul de sac setting
- Mature and settled area
- Sought after location within easy reach of Dublin's City Centre
- A host of bus routes within walking distance
- A variety of essential local amenities all close by
- Prime for first time buyers
- Investor interest guaranteed
- Viewing highly advised





## ACCOMMODATION

### FRONT

Peaceful cul de sac, pedestrian gated entrance with lawn garden. Stone porch with raised step to hallway

### HALLWAY

5'5" x 8'5" (1.7m x 2.6m)

Lino flooring with access to parlour room/third bedroom and lounge.

### PARLOUR/THIRD BEDROOM

9'4" x 9'1" (3m x 2.8m)

Laminate flooring.

### LIVING ROOM

11'1" x 16'07" (3.4m x 4.9m)

Lino flooring, featured fireplace with under stairs storage with access to inner hallway and kitchen.

### KITCHEN

12'7" x 9'5" (3.9m x 2.9m)

Tiled flooring with fitted kitchen units with access to downstairs shower room.

### DOWNSTAIRS BATHROOM

6'2" x 9'5" (1.9m x 2.9m)

Fully tiled, fitted with WC, wash hand basin with walk in triton shower.

### BATHROOM

5'9" x 4'5" (1.8m x 1.4m)

Fitted with WC and bath.

### BEDROOM 1

9'1" x 10'8" (2.8m x 3.3m)

Double bedroom to the rear of the property.

### BEDROOM 2

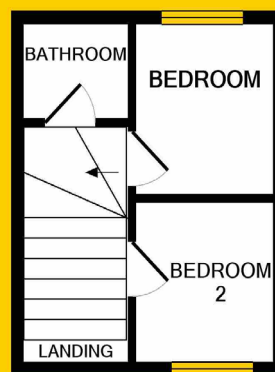
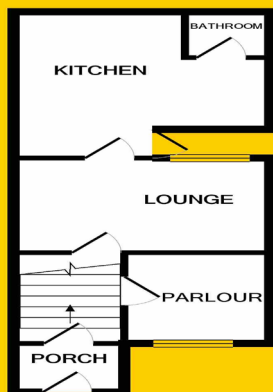
10'4" x 12'7" (3.2m x 3.9m)

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

### REAR GARDEN

Large garden with decking and block shed.





## 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 4030720 or 0871368084

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



## MORTGAGES

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