

FOR SALE

BY PRIVATE TREATY

**56 Dromheath Avenue
Mulhuddart
Blanchardstown
Dublin 15
D15X2YY**



Three Bedroom Mid Terrace
c.85.47sq.m /920sq.ft



Price: €199,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce this fantastic three bedroom mid terraced family home to the market ideally positioned in Mulhuddart, Dublin 15. The property comes to the market in good condition throughout and benefits double glazed windows, gas fired central heating, triple glazed front door and a south facing rear garden.

Bright and spacious internal living accommodation of C. 920 sq.ft. Comprises of entrance hallway, living room, fully fitted kitchen all located downstairs. Upstairs hosts 3 bedrooms (2 double/1single) and a family bathroom.

No. 56 is ideally located on a quiet road in a mature residential area, and is close to numerous amenities, such as shops and schools. It also benefits from its close proximity to Blanchardstown Shopping Centre, Millennium Park, and the National Aquatic centre. The area is well-served by public transport, and the N3 is only a short drive away, providing access to the national road network, Dublin City Centre and Dublin Airport.

No 56 is certain to be a hit with first time buyers, families or investors, call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

c.920sq.ft

BER C3

South facing orientation

3 Bed/1Bath

Sunny rear garden with side entrance

Gas fired central heating

Triple glazed front door

Excellent primary & secondary schools on doorstep

Parks, Post office, Gym, Spar, Aldi, Lidl, Petrol Station, Schools, Crèche, Dentist, Pharmacy just a couple of minutes' walk away

M50, M3 in a couple mins drive-Local shops, bars & restaurants within close proximity

Walking distance of a host of amenities

Ideal for 1st time buyers, those thinking of up-sizing and investors

Early viewing highly advised!!



ACCOMMODATION



HALLWAY

17'4" x 5'9" (5.3m x 1.8m)

Tiled flooring with access to the living room, kitchen and storage. Carpet to stairs.

LIVING ROOM

15'4" x 10'8" (4.7m x 3.3m)

Living room to the front of the property with timber flooring and TV point.

KITCHEN / DINING ROOM

10'8" x 17'1" (3.3m x 5.2m)

Kitchen to the rear of the property with tiled flooring, tiled splashback, fitted kitchen units and double glazed windows.

BEDROOM 1

10'8" x 10'2" (3.3m x 3.1m)

Double bedroom to the rear of the property with carpet to floor, built in wardrobes and double glazed windows.

BEDROOM 2

14'4" x 9'8" (4.4m x 3.0m)

Double bedroom to the front of the property with carpet to floor, TV point, double glazed windows and built in wardrobes.

BEDROOM 3

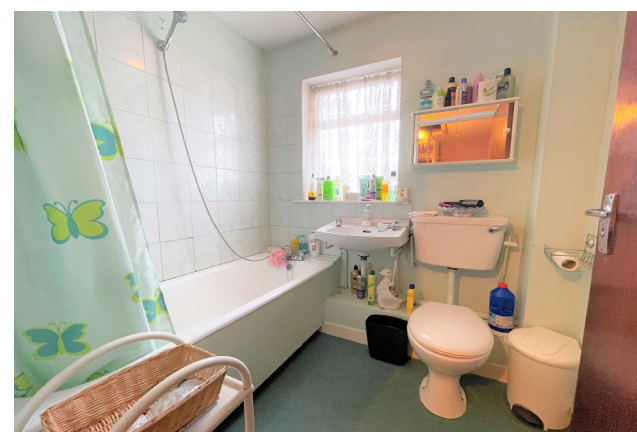
10'8" x 7'5" (3.3m x 2.3m)

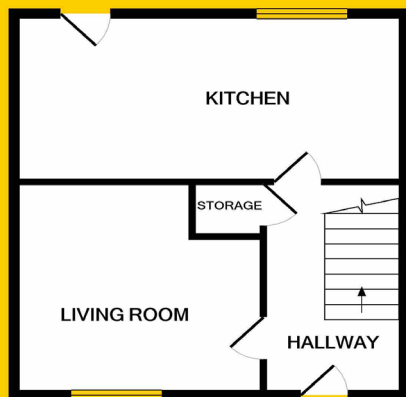
Single bedroom to the front of the property with timber flooring double glazed windows and built in wardrobes.

BATHROOM

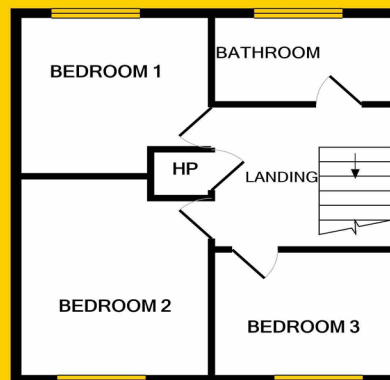
5'9" x 6'9" (1.8m x 2.1m)

Bathroom to the rear of the property with lino flooring, WC, WHB, bath with shower and tiled splashback.





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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
01 40 30 720

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie



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