



For Sale *By Private Treaty*

112 Whitechurch Way
Rathfarnham
Dublin 16
D16 E8C9

3 Bedroom | 1 Bathroom | End Of Terrace House | 84 sq.m

Guide Price: €295,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are delighted to present this three bedroom end of terrace family home to the market located in the highly sought after cul de sac of Whitechurch Way, Rathfarnham, D16. The location is next to none as it is within easy reach of Rathfarnham Village, Dundrum Town Centre and shopping centres at Ballinteer, Rathfarnham and Nutgrove. The Luas at Milltown and Dundrum are also reasonably close to hand. The 161, 61 and 116 Bus Routes are also located just outside the estate.

Bright and spacious living accommodation of c. 84 sq m (904 sq ft) comprises of entrance hall, lounge, kitchen/dining, three bedrooms (two double & one single) and a main family bathroom. The kitchen dining room leads onto a most spacious low maintenance rear garden with an enviable westerly orientation attracting the evening sun. The front is extra spacious also and gives off street parking for multiple cars. No. 112 comes to the market presented as a blank canvas ideal for an astute buyer to apply their own stamp to the home. The long list of additional features includes built in storage generous side entrance and plenty of built in storage.

Features

- c. 905 sq ft
- c. 84 sq m
- 3 Bed / 1 Bath
- FIRST TIME BUYERS DREAM
- BER D2
- Large front & rear garden
- Gas Heating
- LOCATION LOCATION LOCATION
- Cul de sac position
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance



Accommodation

Living

3.53m x 4m

Living room to the front of the property. Carpet flooring. Built in fire place.

Kitchen

3.53mx4m

Kitchen to the rear of the property. Access to the rear garden.

Bathroom

1.92m x2.05m

WC, WHB & shower

Bedroom 1

3.55mx2.98m

Bedroom to the rear of the property. Carpet flooring

Bedroom 2

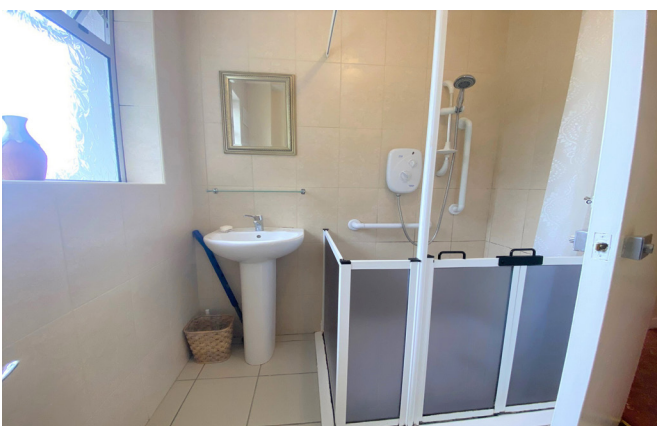
3.55x3.64m

Double bedoom to the front of the property, Laminate flooring.

Bedroom 3

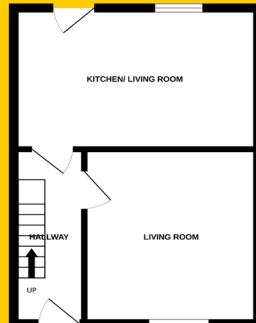
2.7m x 2.4m

Single bedroom to the front of the property. Carpet flooring.

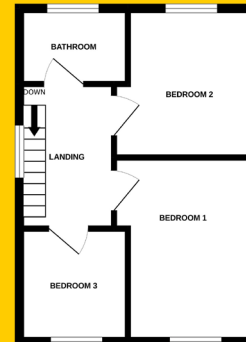


Floor Plans

GROUND FLOOR



1ST FLOOR



Negotiator

James Droney

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Email: james@raycooke.ie



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.

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