

**FOR SALE**

BY PRIVATE TREATY

7 Windmill Avenue  
Crumlin  
Dublin 12  
D12 P9H0



Two Bedroom Mid Terrace  
c.88.2.sq.m /850sq.ft

**BER** TBC

**Price: €275,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this two bedroom mid-terraced family home to the market on Windmill Ave, Crumlin, D12. The location is truly next to none with Crumlin Village a mere 5 minute walk, an abundance of amenities on its doorstep and both the M50 motorway and Dublin's City Centre very easy accessible.

Bright and spacious living accommodation of 850. sq.ft comprises of entrance hall, large lounge/dining area, two double bedrooms and a family bathroom. To the rear of the property is maintenance free garden and to the front offers ample off street parking. No. 7 boasts double glazed windows, 2 BEDS / 1 BATHS, STUNNING HOME. Early viewing is highly advised; call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- Fantastic Property
- c.850.sq.ft
- LOCATION LOCATION LOCATION
- Gas fired central heating
- Double glazed windows
- Ample of street parking space
- Within 5 minutes' walk of Crumlin Village
- M50 motorway and Dublin's City Centre easily accessible
- Ideal FAMILY HOME
- Viewing highly advised!!!



## ACCOMMODATION

### HALL

Access to lounge, carpet to stairs and landing.

### LOUNGE

Bright lounge with laminate flooring, feature fireplace, double doors to kitchen.

### KITCHEN

Fully fitted with eye and floor level units and tiled flooring.

### BEDROOM 1

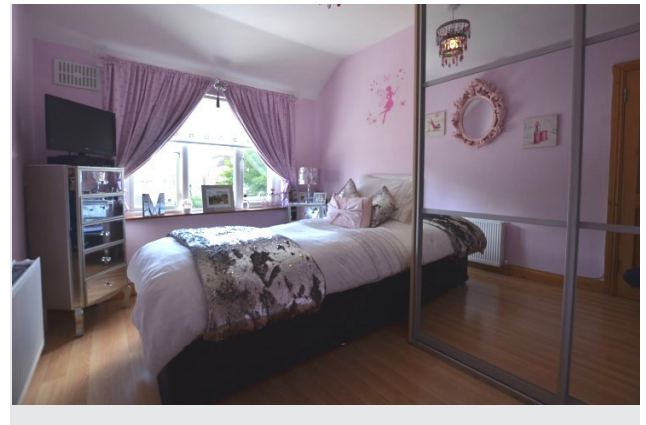
Bright double bedroom to the front of the property with laminate flooring.

### BEDROOM 2

Double bedroom with laminate flooring and sliding wardrobes.

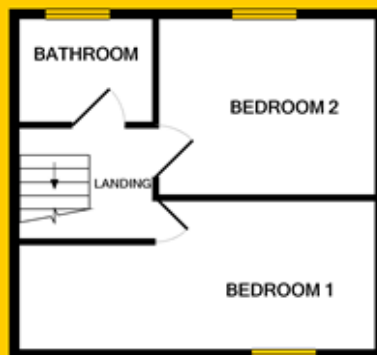
### BATHROOM

Fully fitted bathroom with w.c, whb and bath, partly tiled walls and tiled flooring.





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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

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



## MORTGAGES

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