

Citywide Real Estate
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46 Cois Cualann, Ballybrack

Starting Bid: €430,000.00



For sale by Citywide Real Estate via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present 46 Cois Cualann to the market, a wonderful opportunity for first-time buyers looking for a starter home in the popular South Dublin suburb of Ballybrack, and just a short stroll to the coast at Killiney Beach.

This two-bedroom, three-bathroom terraced home also boasts a B3 energy rating, qualifying it for a discounted 'Green Mortgage', as well as a spacious attic conversion.

The accommodation briefly consists of an entrance hallway leading to a spacious living room to the front which benefits from an abundance of natural light thanks to its Southwest facing orientation. To the rear at ground floor level is the kitchen/dining area. A centre island provides which has a large picture window looking out onto the rear garden. There is excellent potential to extend to the rear subject to the necessary planning. A guest toilet under the staircase completes the ground floor accommodation.

Upstairs:

The two bedrooms are located at first floor level, which is also fully carpeted. The large double room is to the front of the property and features mirrored Sliderobes running the whole length of the room. To the rear lies the small double which benefits from beautiful views of Killiney Hill and the sea in the distance. The family bathroom is also located to the rear and features a bath with pumped shower overhead and is fully tiled. A winding staircase leads to the attic conversion, which measures 22sqm (approx.) It also includes a shower room and offers lovely views of Killiney Bay to the rear from its Velux windows.

Outside:

To the front of the property lies a low maintenance space which is fully paved and provides parking for two cars. This space is ideal for the installation of an EV charging point. The rear garden is currently laid out mostly in lawn, with some mature fruit trees plus a patio area. There is also a tool shed where the washer/dryer are housed.

FLOOR AREAS:

GROUND FLOOR

Entrance Hall 4.78m x 1.83m

Living Room 3.88m x 2.77m

Kitchen / Dining Area 4.78m x 3.78m

FIRST FLOOR:

Primary Bedroom 4.46m x 4.14m

Bedroom Two 2.89m x 2.80m

Bathroom 2.44m x 1.87m

+ Landing

+ Attic Room

Location:

Ballybrack is a vibrant village that will surely appeal to any prospective buyers. It offers all the essentials for daily living, including a coffee shop, post office, local pub, Centra, a pharmacy, and various take-away options. The stunning Killiney Beach is just a 10-minute walk away. Transport links are excellent, with the Dart station a 20-minute walk, the 7b and 7d bus routes passing through the village, and the N11 and M50 just a 5-minute drive away. The area also boasts great schools such as Holy Child Killiney, Gaelscoil Phadraig, St. Laurence College, Cabinteely Secondary School, and Clonkeen College.

TOTAL FLOOR AREA 97m² / 1,044 sq ft

BER: B3

TO VIEW OR MAKE A BID Contact Citywide Real Estate, or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

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