

**FOR SALE**

BY PRIVATE TREATY

**32 Hunters Green  
Ballycullen  
Dublin 24  
D24H7N0**



Three Bedroom Townhouse  
c.126sq.m /1356sq.ft



**Price: €399,000**

PSR Licence Number 002307

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



## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this stunning extended 3/4 bedroom townhouse, split over three levels, boasting an idyllic position within the exclusive Hunterswood development. Hunterswood continues to be in soaring demand due to its unrivalled position within arms reach of the M50 Motorway and its close proximity to a wide array of amenities such as Lidl & Woodstown Shopping Centres, a mix of primary & secondary schools, a variety of bars & restaurants and a choice of sports grounds & leisure facilities. Most generous internal living accommodation of c. 1,356 sq ft (126 sq m) comprises of a welcoming entrance hallway, guest wc, utility/dining room, family lounge & extended kitchen. On the first floor you are greeted by two bedrooms, main family bathroom and the stairway to the second floor where you will find the master ensuite bedroom and the "study" which is currently in use as a fourth bedroom. To the front is a picturesque tree lined courtyard with designated parking and the raised rear garden is paved with a wonderful south westerly orientation drawing in the sunshine throughout the day. Number 32 is presented in truly turn key condition throughout and boasts an annex to the rear currently in use as a games room, 3 newly fitted bathrooms and a stunning kitchen extension which is flooded with natural light. All in all this one is not to be missed - Viewing is highly advised.

## FEATURES

- c. 126 sq m
- c. 1356 sq ft
- BER B3
- Mgmt fees c. 560 including refuse
- 3/4 bedrooms
- Additional study
- Extended rear kitchen
- Double glazed windows
- Gas fired central heating
- 3 stunning bathrooms
- Top quality blinds
- Utility space separate to kitchen
- Stunning flooring throughout
- Games room to rear!
- Built in wardrobes throughout
- Well maintained rear garden with South Westerly orientation
- Idyllic position within the development
- Exclusive and highly sought after development
- Within arm's reach of The M50 Motorway
- Ideal for first time buyers
- Viewing highly advised



## ACCOMMODATION

### DINING / UTILITY

7'74" x 16'79" (2.36m x 5.12m)

Bright room to the front of the property. Laminate floor, top quality blinds. Double doors that lead to lounge area.

### LIVING

4'07" x 4'36" (13.35m x 14.30m)

Bright room with access to dining area. Tv point, built in storage and top quality flooring.

### KITCHEN

12'33" x 15'09" (3.76m x 4.6m)

Large room to the rear of the property. Dulux windows that flood the room with natural light. Floor and eye level units and centre island. Top quality flooring.

### SEOMRA

9'43" x 12'63" (2.87m x 3.85m)

Rear room currently in use as a games room. Top quality laminate flooring. Great working form home space.

### BATHROOM

7'38" x 6'72" (2.25m x 2.05m)

Fully tiled bathroom suite. Recently updated with walk in shower, WC, WHB, mirror and heated towel rack.

### BEDROOM 2

8'2" x 11'81" (2.5m x 3.6m)

Double room to the front of the property. Laminate flooring, built in wardrobes. Dual aspect windows.

### BEDROOM 1

14'4" x 11'22" (4.4m x 3.42m)

Double room to the rear of the property. Laminate flooring, top quality blinds and curtains. Built in wardrobes.

### BEDROOM 3

14'59" x 10'17" (4.45m x 3.1m)

Double room on the second floor. Built in storage, laminate flooring. Top quality blinds and curtains. Access to ensuite.

### ENSUITE

3'96" x 7'48" (1.21m x 2.28m)

Full tiled shower room with WHB on storage unit, WC and shower.

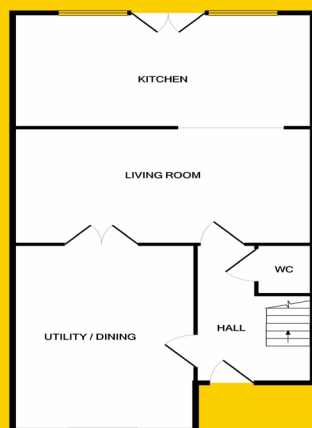
### ATTIC

8'26" x 10'82" (2.52m x 3.3m)

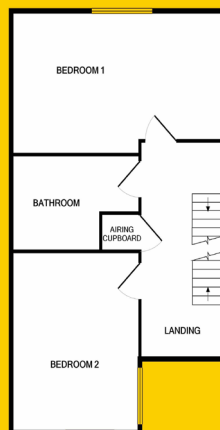
Currently in use as forth bedroom.



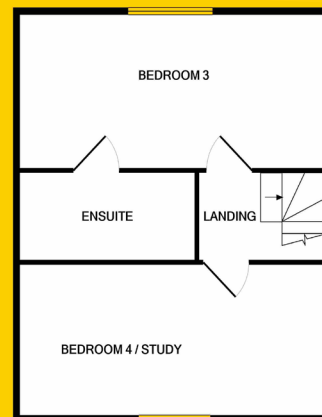




GROUND FLOOR



1ST FLOOR



2ND 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

James Droney and he can be contacted on 01 4599288 or 086 1409043

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



## MORTGAGES

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