

**FOR SALE**

BY PRIVATE TREATY

24 Parklands Drive  
Ballycullen  
Dublin 24



Four Bedroom Semi-Detached  
c.119.8sq.m. /1,290sq.ft



Price: €389,950

raycooke.ie  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 24 Parklands Drive to the market, an alluring family home with an enviable cul de sac position. This exclusive and highly sought after development is located at the foothill of the Dublin mountains and is bounded by attractive planting and manicured green space. It is conveniently located within a stones throw of an array of amenities including local shops, shopping centres, primary and secondary schools; not to mention the M50 motorway less than 5 minutes by car.

Bright and airy living accommodation of c. 1,290 sq ft comprises of entrance hallway with guest wc, lounge, kitchen, separate dining room, four bedrooms, main family bathroom and master bedroom ensuite. No. 24 is truly presented in walk in condition throughout and has gone through further recent expense with an upgraded fitted kitchen and a newly landscaped rear garden. Ideal for first time buyers or growing families trading up; early viewing is highly advised!

## FEATURES

- c. - c. 1,290 sq ft
- Alarmed
- Gas fired central heating
- Double glazed windows
- Immaculately presented throughout
- Upgraded modern kitchen
- 4 generous bedrooms
- Floored attic space
- Newly landscaped rear garden
- Off street parking
- Not overlooked at front
- Peaceful cul de sac setting
- Exclusive and highly sought after development
- M50 motorway less than 5 minutes by car
- A host of shops and schools within easy reach
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

16'1" x 5'9" (4.9m x 1.8m)

Laminate flooring. Access to guest wc, lounge and kitchen.

### LOUNGE

17'4" x 13'1" (5.3m x 4m)

Laminate flooring. Feature fireplace. Double doors to dining room. Bright bay window.

### DINING ROOM

13'1" x 10'5" (4m x 3.2m)

Laminate flooring. Access to kitchen. Sliding door to rear.



### KITCHEN

18'7" x 8'5" (5.7m x 2.6m)

High gloss modern L shaped kitchen. Tiled splashback. Polished porcelain floor. Access to rear.

### BEDROOM 1

9'2" x 7'9" (2.8m x 2.4m)

Single to front. Carpet and built in wardrobes.



### BEDROOM 2

14'8" x 11'5" (4.5m x 3.5m)

Master to front. Carpet. Bright bay window. Access to ensuite.

### BEDROOM 3

9'5" x 9'2" (2.9m x 2.8m)

Double to rear. Laminate flooring and built in wardrobes.

### BEDROOM 4

12'1" x 9'8" (3.7m x 3m)

Double to rear. Laminate flooring and built in wardrobes.



### BATHROOM

6'2" x 5'6" (1.9m x 1.7m)

Fitted with wc, whb and bathroom with shower attachment. Tiled to floor and wet areas.

### REAR

Newly landscaped rear garden. Low maintenance with paving, pebble and artificial grass surface. Storage shed.

### FRONT

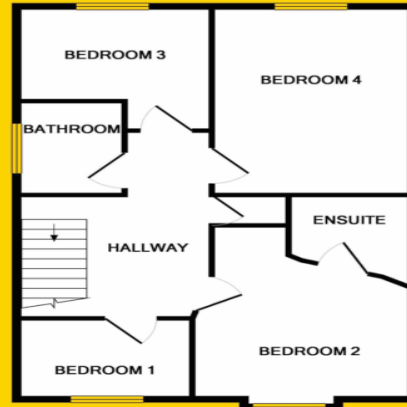
Not overlooked. Cobblelock drive way.



## FLOOR PLANS



GROUND FLOOR



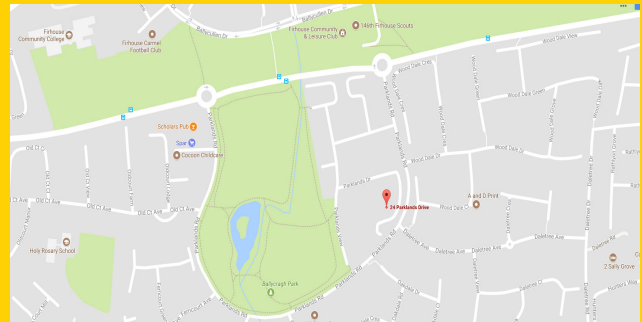
1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

If travelling on Firhouse Road from Rathfarnham, turn left onto Ballycullen Road at Mortons Pub junction. Proceed ahead through the first set of traffic lights and at the next major junction turn right. At the roundabout take the first exit onto Parklands Road, turn right and at the T junction turn left. Turn left again onto Parklands Drive and proceed ahead into the cul de sac. No. 24 can be found on the right hand side.

## LOCATION



## 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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

Alternatively you can send an email to **ross@raycooke.ie** and we will contact you.

## MORTGAGES

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