

**FOR SALE**

BY PRIVATE TREATY

10 Glenshane Green  
Tallaght  
Dublin 24  
D24F9P2



Three Bedroom Terraced House  
c.79sq.m. /850sq.ft.

**BER** TBC

**Price: €190,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom mid-terraced property to the market in Glenshane Green, Dublin 24. Glenshane is a pleasant development located moments from Tallaght Village and number 10 boasts an idyllic position with limited passing traffic. All essential amenities can be found within arm's reach including primary & secondary schools, leisure & recreational facilities, Lidl Shopping Centre and The Square/Citywest Shopping Centre. The M50 and N4 road networks are easily accessible by car and The Luas is found within a couple of minutes' walk. Bright and spacious interior living accommodation of c. 850 sq ft comprises of entrance hall, lounge, kitchen/dining room, 3 spacious bedrooms and main family bathroom. Double doors from the kitchen dining room lead onto an extra large rear garden with full tarmac and block built shed. Number 10 comes to the market in excellent condition throughout having been meticulously maintained and upgraded by its current owners, the long list of additional features includes gas fired central heating, a fully tiled bathroom suite and upgraded windows and doors. This one is prime for first time buyers but is equally likely to be a hit with investors due to the attractive yields on offer locally. Call Ray Cooke Auctioneers today for further information or to arrange a viewing.

## FEATURES

- LOCATION LOCATION LOCATION
- c. 850 sq ft
- Fully tiled bathroom suite
- Triton Power shower
- Built in wardrobes
- Front interior insulation
- Top quality venetian blinds
- First time buyers dream
- Gas fired central heating
- Recently upgraded windows & doors
- BER tbc
- Excellent position within the development
- Ample parking space to front
- Sunny low maintenance rear garden
- Settled development
- Within walking distance of The Luas
- Ideal for investors
- Viewing highly advised!



## ACCOMMODATION

### KITCHEN

9'5" x 17" (2.9m x 5.2m)

Spacious room to rear of the property, part tiled with top quality blinds double doors to rear garden.

### LOUNGE

10'6" x 14'7" (3.2m x 4.5m)

Timber effect flooring and electric fireplace, top quality blinds and curtains.

### BEDROOM 1

10'8" x 9'8" (3.3m x 3m)

Double bedroom to rear of the property, built in wardrobes, top quality carpets and curtains, timber flooring

### BEDROOM 2

13'9" x 9'1" (4.2m x 2.8m)

Double room to front of the property, built in wardrobe, and laminate flooring.

### BEDROOM 3

13'9" x 9'1" (4.2m x 2.8m)

Double room to front of the property, built in wardrobe, and laminate flooring.

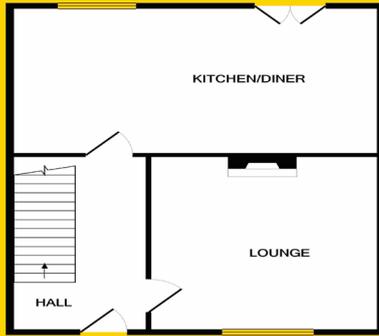
### BATHROOM

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

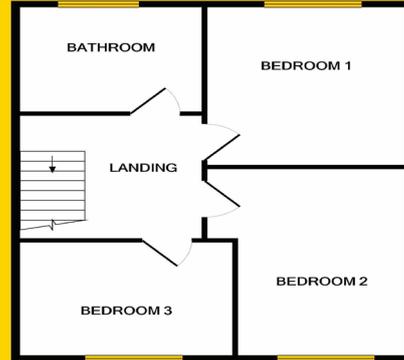
Fully tiled bathroom suite Triton power shower, wc and wash hand basin.



## FLOOR PLANS



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

James Dronney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

- Pre-approved Mortgage
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- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
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