

FOR SALE

BY PRIVATE TREATY

**27 Pairc Gleann Trasna
Aylesbury
Tallaght
Dublin 24**



**2 Bedroom Semi Detached Bungalow
c.55.7sq.m / c.600 sq.ft**

BER TBC

Price: €219,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two bedroom semi detached bungalow to the market ideally tucked away on the enviable cul de sac of Pairc Gleann Trasna, Aylesbury. Offering a sense of peace and tranquility along with picturesque mountain views the location is truly next to none. Within walking distance you will find local schools, leisure centres, bus routes and Aylesbury Shopping Centre. Tallaght Village, Tallaght Hospital, The Luas and the M50 Motorway can all be reached within a couple of minutes by car.

Living accommodation of c. 600 sq ft comprises of entrance hallway with storage press, kitchen, lounge, bathroom, two bedrooms and rear conservatory. No. 27 is presented in immaculate condition throughout and boasts a host of additional features including double glazed windows throughout, gas fired central heating and an additional conservatory to the rear. Early interest

is sure to be seen, call Ray Cooke Auctioneers today for further information or to arrange viewing. Viewing is strictly by appointment with Ray Cooke Auctioneers.

FEATURES

- c. 600 sq ft
- Phone Watch alarm system
- Double glazed windows throughout
- Gas fired central heating
- Conservatory to rear
- Extra large side entrance
- Ample off street parking space
- Within easy reach of M50 Motorway & The Luas



ACCOMMODATION

ENTRANCE HALL

7'8" x 3'2" (2.4m x 1m)

Semi solid flooring. Storage press. Access to kitchen/dining room and to lounge. Carpet to stairs and landing.

LOUNGE

17'7" x 12'1" (5.4m x 3.7m)

Carpet on floor, Feature fireplace, Access to rear and hallway

KITCHEN/ DINING ROOM

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

Kitchen is located to the front of the property, L shape Fitted Kitchen, Tiled spalshback, Lino on floor

INNER HALLWAY

6'2" x 2'9" (1.9m x 0.9m)

Carpet , Access to bathroom and 2 bedrooms

BEDROOM 1

14'1" x 12'4" (4.3m x 3.8m)

Double room to rear of house, carpet, Double wardrobe

BEDROOM 2

8'5" x 8'5" (2.6m x 2.6m)

Single bedroom to rear of house, carpet, Double wardrobe, access to conservatory

BATHROOM

7'5" x 6'2" (2.3m x 1.9m)

Carpet, WC, WHB, Bath with pump shower, Tiled around bath

CONSERVATORY

15'0" x 9'5" (4.6m x 2.9m)

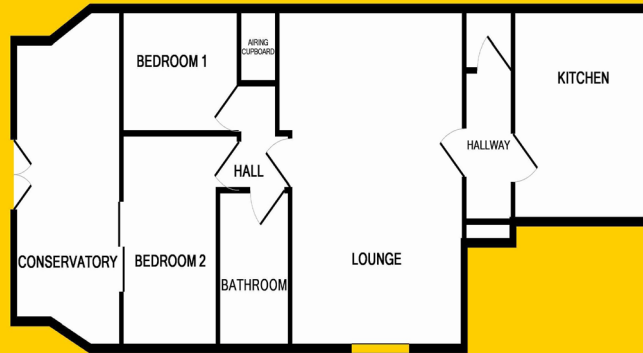
Tiled flooring, Access to rear

OUTSIDE FRONT

Not overlooked, Walled garden, Lawn to both circles with concrete driveway, Peaceful cul de sac



FLOOR PLANS



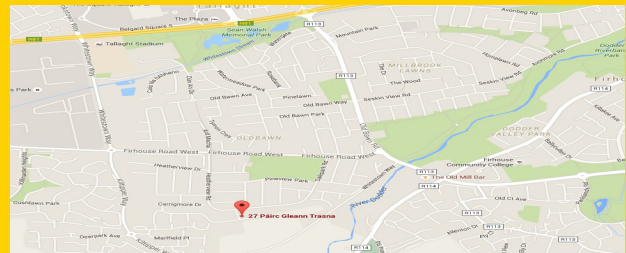
DIRECTIONS

If travelling from Tallaght Village on Old Bawn Road turn right at the traffic lights after Aherne's pub. Proceed ahead and take your 1st left turn onto Dalepark Road. Follow the road as it veers to the right and turn left and left again onto Pairc Gleann Trasna. No. 27 can be found on the left hand side.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

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

MORTGAGES

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



For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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