

FOR SALE

BY PRIVATE TREATY

**9A Knockmore Drive
Tallaght
Dublin 24
D24 TY80**



**Three Bedroom End of Terrace
c.88sq.m /950sq.ft**



Price: €249,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are overjoyed to confirm the listing of 9A Knockmore Drive, Dublin 24. This mature and most desirable development boasts a superb location just off the N81 and with a wide array of essential amenities all within arm's reach including a variety of primary & secondary schools, a choice of sports & recreational facilities, The Square Shopping Centre and Tallaght Hospital. On a transport note you will reach both the M50 Motorway and The Luas in merely minutes by car. Internal living accommodation of c. 950 sq ft (88 sq m) comprises of entrance hallway, lounge, kitchen/dining room, downstairs WC, three bedrooms and main family bathroom. Double doors from the dining room lead onto a sunny, low maintenance rear garden with an enviable west facing orientation. The front boasts off street parking for multiple cars. No. 9A has been lovingly cared for throughout the years and it is clear to be seen as soon as you step foot through the front door. Upgraded doors & floors in each room, a feature open fireplace and stunning kitchen make this one a true gem not to be missed. Prime for first time buyers but equally likely to cause a stir amongst investors due to the attractive yields on offer locally. Immediate interest is guaranteed - Viewing highly advised! Call Ray Cooke Auctioneers today!

FEATURES

- c. 950 sq ft
- c. 88 sq m
- BER C3
- Gated rear access
- Stunning condition throughout
- Upgraded windows & doors
- 3 bed 2 bath
- Gas fired central heating
- Feature open fireplace
- Magnificent Kitchen with additional built in storage
- Tiled bathroom suite with Triton Power Shower
- Three generous bedrooms
- Low maintenance rear with side access
- Sunny west facing aspect
- Mature and sought after development
- Within easy reach of local shops & schools
- The Square Shopping Centre & Tallaght Hospital found within minutes
- The M50 Motorway & The Luas easily accessible
- Ideal for first time buyers!



ACCOMMODATION



LIVING ROOM

15'25" x 11'90" (4.65m x 3.63m)

Living room to the front of the property. Built in fire place. Top quality floors and blinds.

KITCHEN

18'07" x 11'31" (5.51m x 3.45m)

Kitchen to the rear of the property. Tiled floor and splashback. Fully fitted top quality units. Access to the rear garden.



BEDROOM 1

13'12" x 11'48" (4m x 3.5m)

Double bedroom to the front of the property. Top quality floors and blinds.

BEDROOM 2

11'52" x 10'36" (3.52m x 3.16m)

Double room to the rear of the property. Top quality floors and blinds.



BEDROOM 3

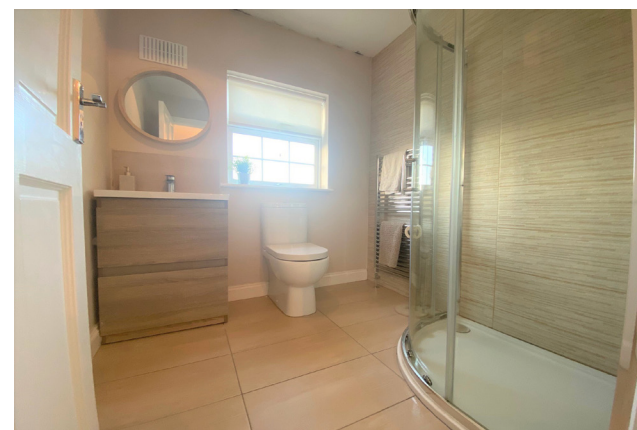
9'05" x 7'87" (2.76m x 2.4m)

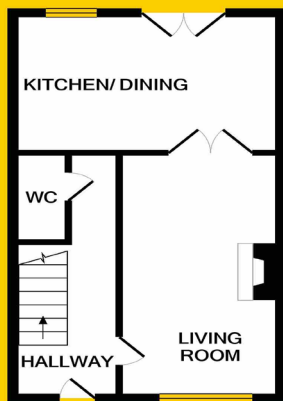
Single bedroom to the front of the property.

BATHROOM

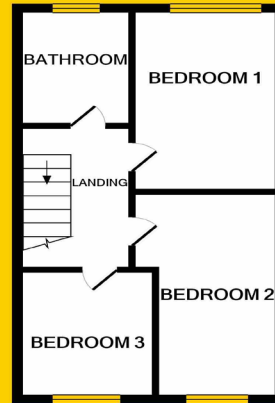
6'71" x 6'43" (2.04m x 1.96m)

Fully tiled, shower cubicle, WC and WHB.





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

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



MORTGAGES

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For further information or advice, please call:
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