

FOR SALE

BY PRIVATE TREATY

18 St. Aongus Green
Tallaght
Dublin 24



Three Bedroom End of Terrace
c.85sq.m. /915sq.ft



Price: €225,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 18 St. Aongus Green to the market – a three bedroom “blank canvas” giving one discerning buyer the opportunity to apply their own stamp and create a stunning family home. The location speaks volumes about the property as within a stone’s throw you will be everywhere you need to be! Local shops, shopping centres, primary and secondary schools, leisure facilities, IT Tallaght and Tallaght Hospital are all very easily accessible. Bus routes to and from Dublin’s city centre are perfectly positioned to the front of the development and the M50 Motorway and The Luas are both merely minutes by car. Interior living accommodation of c. 915 sq ft, which requires cosmetic refurbishment throughout, comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms and main family bathroom. To the rear is a most generous garden with a westerly orientation. The front overlooks green play area, offers room to park a number of cars, and is further enhanced by additional garage space c. 3m wide. Prime for first time buyers and young families; immediate interest is guaranteed. Call Ray Cooke Auctioneers for further information.

FEATURES

- c. 915 sq ft
- BER D1
- In need of cosmetic refurbishment throughout
- Gas fired central heating
- Three generous bedrooms
- Open plan kitchen/dining room
- Low maintenance driveway with ample parking space
- Extra large rear garden
- Westerly rear orientation
- Overlooking green area to front
- Garage space to side c. 3m wide
- Mature and well established development
- A vast array of amenities all within arm’s reach
- The M50 Motorway & The Luas only minutes by car
- Superb potential; prime for 1st time buyers!
- Viewing highly advised



ACCOMMODATION

HALLWAY

16'7" x 5'9" (5.1m x 1.8m)

Laminate flooring with access to lounge and kitchen.

KITCHEN/DINING ROOM

17'7" x 11'4" (5.4m x 3.5m)

Fully fitted kitchen with tiled flooring and splashback.

LOUNGE

15'9" x 13'9" (4.8m x 4.2m)

Laminate flooring with feature fireplace.



BEDROOM 1

11'4" x 11'4" (3.5m x 3.5m)

Double bedroom located to the rear for the property with timber flooring.



BEDROOM 2

12'7" x 7'8" (3.9m x 2.4m)

Double room located to the front of the property with timber flooring.

BEDROOM 3

9'8" x 7'8" (3m x 2.4m)

Single bedroom located to the front of the property with timber flooring.



BATHROOM

6'8" x 5'5" (2.1m x 1.7m)

Bathroom suite fitted with wc, whb and bath.

REAR GARDEN

Large rear garden, fully walled, westerly aspect.



DIRECTIONS

If travelling on Greenhills Road towards Tallaght turn left at the traffic light junction after The Cuckoos Nest onto Castletymon Road. Take your third right turn after the service station onto St. Aongus Road and take your second right turn onto St. Aongus Green. Follow the road as it veers to the left and no. 18 can be found on the right 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 **01 403 0720 or 087 136 8084.**

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

MORTGAGES

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Financial Services Ltd

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