

FOR SALE

BY PRIVATE TREATY

50A Alpine Rise
Belgard Heights
Dublin 24
D24Y5EK



Three Bedroom Bungalow
c.97.5sq.m. /1,050sq.ft.

BER TBC

Price: €249,000

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DESCRIPTION

Ray Cooke Auctioneers are delighted to present this magnificent three bedroom detached dormer bungalow to the market ideally located in Alpine Rise, one of D24 most popular developments. This mature and highly sought after development finds itself at the epicentre of all local amenities including shops, schools, leisure centres, The Square Shopping Centre and Tallaght Hospital. On a transport note you are within arm's reach of bus routes, the M50 motorway is found a couple of minutes by car and The Luas is only a short stroll away.

Bright and spacious living accommodation of c. 900 sq. ft. comprises of entrance hallway, guest w.c., large lounge, kitchen/dining room, three double bedrooms (2 double bedrooms and 1 single), a main family bathroom and a large garden to the rear that is not over looked. No. 50A comes to the market in pristine condition throughout. Interest is sure to be expected from 1st time buyers and downsizers alike so call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- Fantastic location
- 3 Bed / 1 Bath
- FIRST TIME BUYERS / DOWNSIZERS DREAM
- Off Street Parking
- Gas heating
- BERTBC
- Turn key
- Large garden to the rear
- Double Glazed windows
- Close to schools
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



ACCOMMODATION

ENTRANCE HALL

5'2" x 8'5" (1.6m x 2.6m)

Tiled flooring, access to kitchen/lounge.

LOUNGE

11'1" x 18'3" (3.4m x 5.6m)

Large bright lounge, lino flooring, access to rear garden.

KITCHEN

8'5" x 8'8" (2.6m x 2.7m)

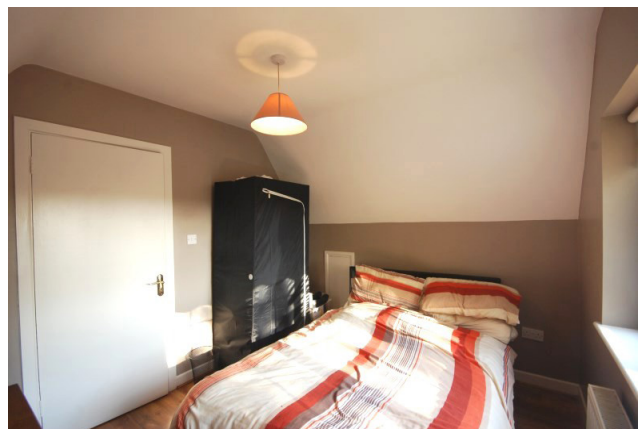
Fully fitted kitchen, tiled flooring, access to entrance hall.



BEDROOM 1

7'2" x 10'8" (2.2m x 3.3m)

Single bedroom to the front of the property located downstairs, lino flooring.



BEDROOM 2

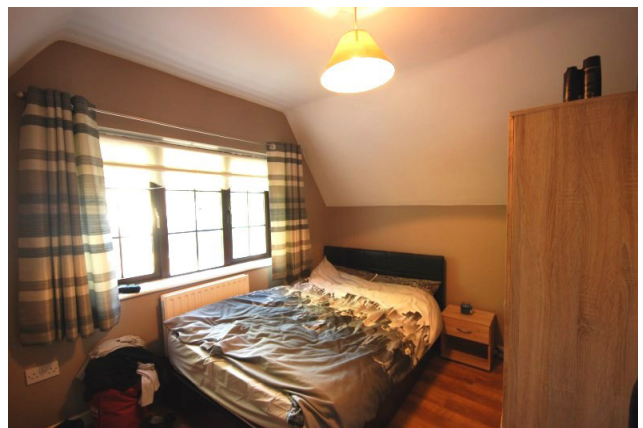
9'1" x 10'8" (2.8m x 3.3m)

Double bedroom to the rear of the property, lino flooring, storage press.

BEDROOM 3

9'1" x 10'8" (2.8m x 3.3m)

Double bedroom to the front of the property, lino flooring, built in wardrobes



BATHROOM

5'5" x 5'2" (1.7m x 1.6m)

Fully fitted bathroom suite with w.c, whb and shower unit, tiled flooring, partly tiled walls.



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

Conor Clarke and he can be contacted on 01 68 75 800 or 086 837 1963.

Alternatively you can send an email to conor@raycooke.ie and he will contact you in due course.



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