

**FOR SALE**

BY PRIVATE TREATY

12 Bancroft Close  
Tallaght  
Dublin 24  
D24CFC3



Three Bedroom Semi-Detached  
c. 102.20sq.m. / 1.100sq.ft.

**BER** TBC

Price: €349,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three bedroom semi detached family home to the market on the ever popular Bancroft Close, one of D24 most popular developments.

No12 is located just a stones throw from Tallaght Village, where you will find yourself within easy reach of schools, shops, restaurants, and a whole host of other local amenities the Tallaght area has to offer. The M50 Motorway + Tallaght Village are within a couple of minutes by car and the transport links in the area are second to none with bus stops close by and a luas station at the square shopping centre which is within easy reach. Bright and spacious living accommodation of c. 1100 sq ft comprises of entrance hallway, lounge, kitchen, dining room, three bedrooms (2 double/1 single) and a main family bathroom. To the rear of the property a private well maintained garden, to the side is a large garage and you will find ample of street parking to the front. No. 12 boasts an ideal opportunity to acquire the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 1100 sq ft
- Good condition throughout
- Double glazed windows
- Gas fired central heating
- LARGE Garage to the side
- Private rear garden / Large front garden
- Cul de sac location
- Off Street parking
- NOT OVERLOOKED TO THE REAR
- Within minutes drive of M50 motorway
- Tallaght Village within easy reach
- Local shops & schools within walking distance
- Magnificent family home!



## ACCOMMODATION

### ENTRANCE HALL

20'0" x 14'4" (6.1m x 4.4m)

Front porch, timber flooring and access to lounge, kitchen and dining areas.

### LOUNGE

13'1" x 11'8" (4'0m x 3.6m)

Large Lounge, timber flooring and feature open fireplace.

### KITCHEN

13'4" x 9'5" (4.1m x 2.9m)

Fully fitted kitchen, tiled flooring and access to garage and rear garden.



### DINING

11'8" x 13'1" (3.6m x 4.0m)

Large dining room to the rear of the property and timber flooring.



### BEDROOM 1

11'8" x 13'1" (3.6m x 4.0m)

Double bedroom located to the rear of the property, timber flooring and built in wardrobes.

### BEDROOM 2

11'8" x 8'5" (3.6m x 2.6m)

Double bedroom to the front of the property and timber flooring.

### BEDROOM 3

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

Single bedroom to the front of the property and timber flooring.



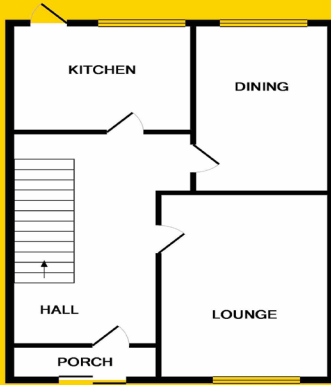
### BATHROOM

5'9" x 7'8" (1.8m x 2.4m)

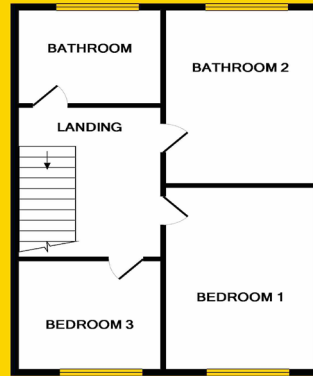
Fitted bathroom with wc, whb and bath, and fully tiled.



## 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 6875800 or 0868 371963

Alternatively you can send an email to [terenure@raycooke.ie](mailto:terenure@raycooke.ie) and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
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For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



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