

FOR SALE

BY PRIVATE TREATY

44 Ashgrove
Tallaght
Dublin 24



Three Bedroom Semi Detached
c.83.6sq.m. / 900sq.ft.



Price: €249,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this STUNNING three bedroom family home to the market located in the highly sought after Ashgrove, Tallaght, Dublin 24. The property is conveniently located only a short stroll from every conceivable local amenity including shops, shopping centres, schools, medical centres and leisure facilities. Also within a stone's throw you will find The Square Shopping Centre, Tallaght Hospital, a host of bus routes, the M50 Motorway and The Luas. The location is truly fantastic.

Bright and spacious living accommodation comprises of entrance hall with carpets on the stairs, lounge, dining, kitchen with access to the garden, three bedrooms (two double & one single) and a main family bathroom. The property also comes with a sunny garden to the rear, a block built shed and ample parking to the front. No. 44 comes to the market with no expense spared and has clearly been meticulously maintained by its current owner and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. . 900sq.ft
- Pristine condition throughout
- Oil fired central heating
- Double glazed windows
- Fully alarmed
- Walk in condition
- 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

13'8" x 5'9" (4.2m x 1.8m)

Laminate flooring. Access to kitchen / lounge.

LOUNGE

13'8" x 13'1" (4.2m x 4.0m)

Laminate flooring. Large bright lounge. Access to dining area.

KITCHEN

10'5" x 8'9" (3.2m x 2.7m)

Fully fitted kitchen. Lino flooring. Access to rear.



LOUNGE

10'2" x 14'4" (3.1m x 4.4m)

Laminate flooring. Dining area.

BEDROOM 1

12'5" x 11'8" (3.8m x 3.6m)

Large double room to rear of property. Built in wardrobes. Carpet flooring.



BEDROOM 2

12'8" x 12'1" (3.9m x 3.7m)

Large double to front of property. Built in wardrobes. Carpet flooring.

BEDROOM 3

9'2" x 8'9" (2.8m x 2.7m)

Single to front of property. Carpet flooring.



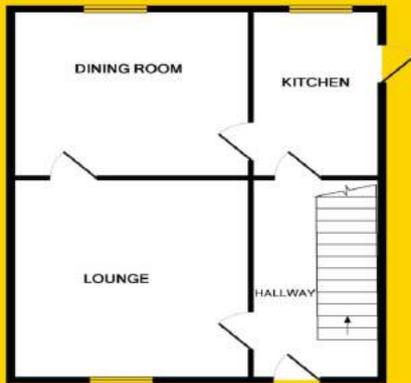
BATHROOM

6'2" x 6'9" (1.9m x 2.1m)

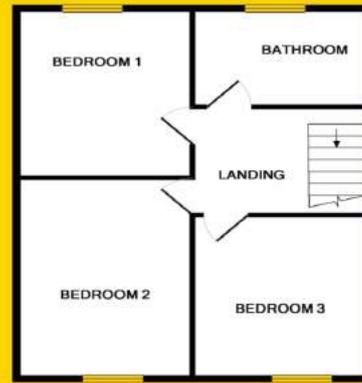
Fully fitted bathroom. Tiled flooring. Partly tiled walls.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

DIRECTIONS

Come off the M50 at the Tallaght exit and travel straight up the N81. Go straight through the first roundabout and continue up the N81. Pass The Square Shopping Centre on your right hand side then at next major junction at The Tallaght Stadium take a left turn onto Cookstown way. Follow the road straight to the end and take a left turn onto Cookstown Road. Take your 4th left into Ashgrove. When in Ashgrove proceed straight taking your first right and no.44 will be on your 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

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 we will contact you.

MORTGAGES

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



For further information or advice, please call:
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