

**FOR SALE**

BY PRIVATE TREATY

**2 Kingswood View  
Tallaght  
Dublin 24  
D24 DP9T**



Three Bed Semi Detached  
c. 76.2sq.m /820.sq.ft



**Price: €295,000**

[raycooke.ie](http://raycooke.ie)



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom semi detached family home to the market on Kingswood View tucked away just off Belgard Road, Dublin 24. This mature development is magnificently located with a stone's throw of The Luas and proves ever popular with local first time buyers. Also within easy reach you will find a wide array of local shops & schools, Tallaght Hospital & The Square Shopping Centre. Interior living accommodation of c. 820 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms and main family bathroom. No 2 is nicely presented throughout and ready to walk into. The front is not overlooked and the cobblelock driveway gives ample space to park a number of cars. The rear, also not overlooked, offers a lengthy lawn garden with a raised decked area. An ideal purchase for any first time buyer - Call Ray Cooke Auctioneers to arrange viewing.

## FEATURES

- c. 820 sq ft
- BER D2
- Gas fired central heating
- Clean condition throughout
- Fully tiled bathroom
- Cobblelock front driveway
- Lengthy rear garden
- Not overlooked to front or rear
- Block storage shed
- Peaceful cul de sac
- A host of local amenities on your doorstep
- Within arm's reach of The Luas
- Tallaght Hospital & M50 Motorway found within minutes
- Ideal for 1st time buyers & investors
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

5'5"x10'5" (1.7m x 3.2m)

Laminate flooring with access to lounge and kitchen, carpet to stairs and landing.

### LOUNGE

10'5"x15'4" (3.2m x 4.7m)

Bright lounge with laminate flooring.

### KITCHEN/DINING

12'7"x16'1" (3.9m x 4.9m)

Fitted kitchen with eye and floor levels unit, tiled flooring with access to rear garden.



### BEDROOM 1

8'8"x6'8" (2.7m x 2.1m)

Double bedroom to the front of the property with laminate flooring and built in wardobes.



### BEDROOM 2

10'8"x9'1" (3.3m x 2.8m)

Double bedroom to the rear of the property with laminate flooring and built in wardobes.

### BEDROOM 3

10'1"x11'1" (3.1m x 3.4m)

Single bedroom with laminate flooring

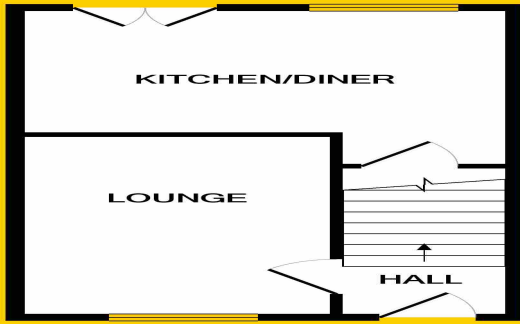
### BATHROOM

5'9"x6'2" (1.8m x 1.9m)

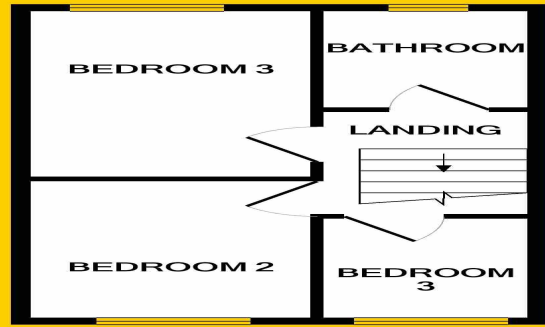
Fully tiled, fitted with wc, whb, and shower unit.







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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

Alternatively you can send an email to [Ross@raycooke.ie](mailto:Ross@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:  
01 40 30 720

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

### CLONDALKIN

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

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

### RATHCOOLE

Unit 10 Rathcoole  
Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@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)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

[raycooke.ie](http://raycooke.ie)

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.