

**FOR SALE**

BY PRIVATE TREATY

41 Homelawn Gardens  
Tallaght  
Dublin 24  
D24WEW2



Three Bedroom End Of Terrace  
c.78sq.m. /840sq.ft.

**BER** TBC

Price: €220,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom end of terrace property to the market ideally tucked away at the end of a cul de sac on Homelawn Gardens, Dublin 24. This highly sought after setting finds itself within a stone's throw of every conceivable local amenity including shops, primary schools, leisure facilities, The Square Shopping Centre, The Luas and The M50 Motorway. Most bright and airy interior living accommodation of c. 840 sq ft comprises of entrance hallway, lounge, kitchen/dining room, bathroom and three spacious bedrooms. To the rear of the property is an extra large impeccably maintained garden with excellent decking and mature planting. The front of the property is not directly overlooked and offers an enviable cul de sac position. Number 41 is presented in great condition and boasts a long list of additional features to include recently upgraded gas fired central heating, full alarm system and a large side entrance. Ideally suited to a first time buyer looking to make that first step onto the property ladder €" Call Ray Cooke Auctioneers for further information today!.

## FEATURES

- c. 840 sq ft
- BERTBC
- Recently upgraded gas fired central heating
- Double glazed windows
- Very well presented throughout
- Fully alarmed
- Fully tiled bathroom suite
- Top quality blinds and curtains throughout
- Spacious front garden with ample off street parking
- Large rear with lawned area and mature planting
- Impeccably maintained decking and barna shed
- 3 spacious bedrooms
- Large side space
- Enviably cul de sac position
- Ideal for first time buyers
- Viewing highly advised!



## ACCOMMODATION

### LOUNGE

10" x 11" (3.0m x 3.3m)

Carpet floor and blinds and curtains, electric fire.

### KITCHEN

12" x 11" (3.6m x 3.3m)

Floor and eye level units, glass panelled door leads to rear garden.

### BEDROOM 1

9" x 7" (2.7m x 2.1m)

Spacious room to the rear of the property, top quality carpet and blinds.

### BEDROOM 2

15" x 10" (4.5m x 3m)

Double bedroom to front of the property, top quality carpet, blinds and carpet.

### BEDROOM 3

8" x 13" (2.4m x 3.9m)

Double bedroom to rear of the property, top quality carpet, blinds and curtains.

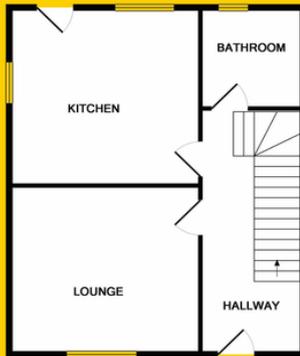
### BATHROOM

9" x 4" (2.7m x 1.2m)

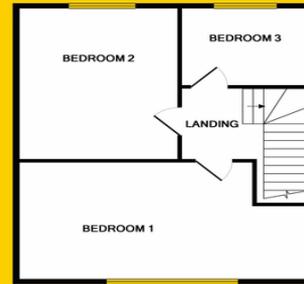
Fully tiled bathroom with power shower, wc, wash hand basin and mirror.



## 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

James Dronney and he can be contacted on 01 4599 288 or 086 140 9043..

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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For further information or advice, please call:  
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