

**FOR SALE**

BY PRIVATE TREATY

**70 Dunmore Lawn  
Kingswood  
Dublin 24  
D24XRR4**



Three Bedroom Bungalow  
c.106.8.sq.m /1.150.sq.ft

**BER** TBC

**Price: €350,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this sublime and completely refurbished three bed semi detached bungalow to the market on Dunmore Lawn, one of Dublin 24's most mature and desirable pockets. Kingswood proves to be increasingly sought after with young families looking to lay down roots at the epicentre of every conceivable amenity. Within arm's reach you will find a variety of local shops & leisure centres and a choice of esteemed primary & secondary schools. The Square Shopping Centre, Tallaght Hospital and IT Tallaght are all easily accessible and The Luas & The M50 Motorway are both found within minutes. Internal living accommodation of c. 1,150 sq ft comprises of entrance hallway, lounge, extended kitchen with separate utility/laundry room, three double bedrooms and a generous family bathroom.

No. 70 has been wonderfully renovated throughout and is as close as can be to a brand new property in a mature and settled area. To the front is a cobblelock driveway with ample parking space and the cul de sac is as harmonious as you will find. The rear is not directly overlooked and is completely low maintenance. Interest is sure to be seen from both young families or equally anyone looking to downsize - viewing is highly advised.

## FEATURES

- c. 1,150 sq ft
- Attractive brick front
- A rated double glazed windows and doors
- Fully re wired
- Fully re plumbed
- Wired for alarm
- LED light fittings throughout
- Gas fired central heating
- Highly efficient German gas boiler
- New flooring throughout
- Extended fully fitted hardwood kitchen with granite worktop
- Separate laundry/utility room
- Most generous family bathroom with bath and shower
- 3 double bedrooms
- 400ml Earth Wool insulation to attic
- Cobblelock driveway with off street parking
- Peaceful cul de sac setting
- Not overlooked to the rear
- Low maintenance rear garden with artificial grass
- Mature and highly sought after location
- Shops and schools within arm's reach



## ACCOMMODATION

### BEDROOM 1

10'1 x 12'7 (3.1m x 3.9m)

Double bedroom facing the front of the property, large window and wooding flooring.

### BEDROOM 2

8'2 x 12'7 (2.5m x 3.9m)

Double bedroom facing the front of the property and wooden flooring.

### BEDROOM 3

10'1 x 9'5 (3.1m x 2.8m)

Double bedroom located to the rear of the property and wooden flooring.

### BATHROOM

9'1 x 7'8 (2.8m x 2.4m)

Tiled from floor to ceiling, fitted with wc, whb, bath, walk in shower and built in vanity unit.

### LOUNGE

12'1 x 20'0 (3.7m x 6.1m)

Wooden flooring, tv point, stylish lighting feature and access to kitchen.

### KITCHEN

15'1 x 15'0 (4.8m x 4.6m)

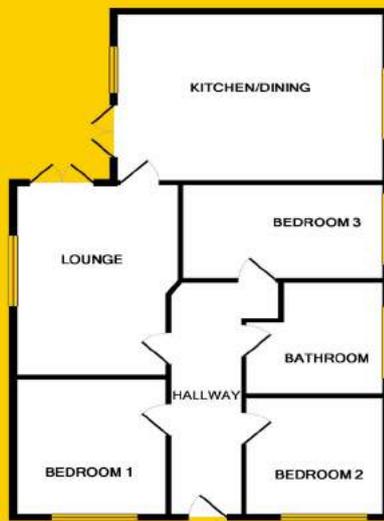
Newly fitted kitchen, bright deluxe window, marble counter tops, new appliances and double doors to rear garden.

### UTILITY ROOM

9'5 x 6'2 (2.9m x 1.9m)

Plumbed up and fitted for all modern facilities, fitted cabinets and tiled flooring.





## 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 0871368084.

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



## MORTGAGES

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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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