

FOR SALE

BY PRIVATE TREATY

107 Cill Cais
Old Bawn
Tallaght
Dublin 24



Three Bedroom Semi Detached
c.105sq.m. /1,130sq.ft



Price: €339,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this absolutely stunning and extended three bedroom semi detached family home to the market in Cill Cais, one of Old Bawn's more mature and sought after pockets. Old Bawn, ever in demand, is enviably positioned within arm's reach of all essential amenities including esteemed primary & secondary schools, extensive leisure & sports facilities, convenience stores & The Square Shopping Centre. On a transport note bus routes are plentiful and The Luas & M50 Motorway are found within minutes by car. No. 107 is arguably one of the finest examples to come to the market in recent times and is presented in no less than turn-key from head to toe. EXTENDED interior living accommodation of c. 1,130 sq ft comprises of entrance hallway, lounge, open plan kitchen/dining room, converted garage space, three large bedrooms and the master family bathroom. To the rear is a private and lengthy lawned garden with a bonus paved sun lounging area. The front has a tarmac driveway, giving space to park a number of vehicles, along with border attractive planting. The converted garage adds a whole new dimension to the property and is ideal for a variety of uses i.e play room, a work from home office or a mini-gym. The extended kitchen/dining area is the trophy room of the house attracting an abundance of natural light and with idyllic views of the rear garden. Interest is guaranteed to be seen from any first time buyer looking to lay down roots in Old Bawn and equally from clients looking to trade up to the perfect forever home. Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 1,130 sq ft
- BER C2
- Pristine condition throughout
- Gas fired central heating
- Double glazed windows
- Front storm porch
- Converted garage space (ideal for a variety of uses)
- Extended kitchen/dining room
- Fully fitted modern kitchen
- Open fire to lounge
- Spacious family bathroom with Triton Shower
- Three generous bedrooms
- Extensive wardrobe space
- Large & private rear garden
- Lawn and paved areas
- Rear access + access to peaceful park area
- Extended front driveway with attractive planting
- Tranquil setting
- Mature and highly sought after development



ACCOMMODATION

HALLWAY

14'4" x 5'1" (4.4m x 1.7m)

Tiled flooring. Access to living room, Kitchen/Dining room, staircase to first floor & garage.

LIVING ROOM

14'4" x 12'7" (4.4m x 3.9m)

Laminate flooring. Quality Blinds. Open fireplace. Access to Kitchen/Dining room. Tv point.

KITCHEN

27'8" x 11'4" (8.5m x 3.5m)

Fully fitted. Fully Tiled. Floor & eye level units. Access to rear garden.

BEDROOM 1

13'4" x 12'7" (4.1m x 3.9m)

Double bedroom. Carpeted flooring. Built in wardrobes.

BEDROOM 2

13'1" x 8'5" (4.1m x 3.9m)

Double bedroom. Carpeted flooring. Built in wardrobes.

BEDROOM 3

7'8" x 6'5" (2.4m x 2m)

Single bedroom. Carpeted flooring. Built in wardrobes.

BATHROOM

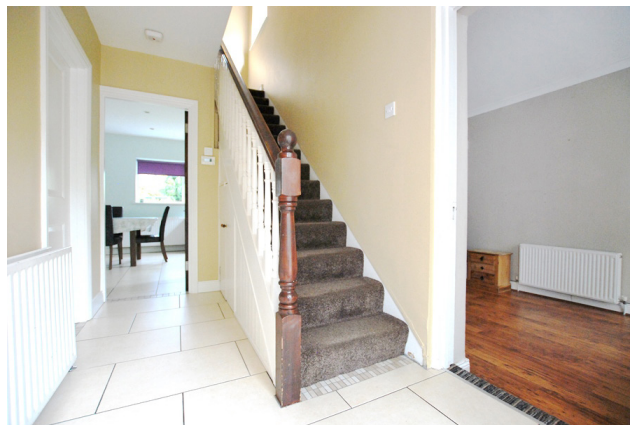
8'8" x 5'2" (2.7m x 1.6m)

Tiled bathroom suite. Fitted with wc, whb, bath with electric Triton T90Z shower.

GARAGE

9'5" x 7'8" (2.9m x 2.4m)

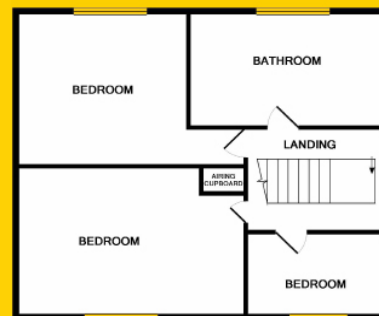
Laminate flooring. Potential for second living room.



FLOOR PLANS



GROUND FLOOR



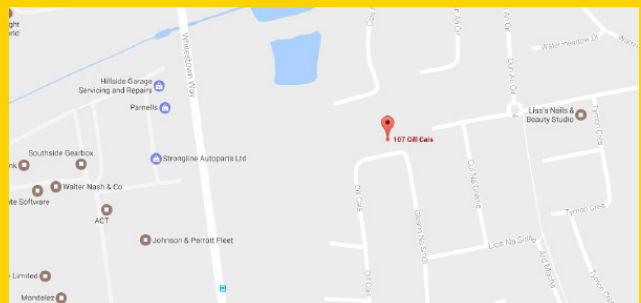
1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling on Old Bawn Road towards Tallaght turn left at the traffic light junction before Aherne's Pub. Proceed ahead towards Aylesbury Shopping Centre and at the next traffic light junction turn right onto Ard Macha. Proceed ahead onto Gleann na Smol and at the T-Junction turn right. Proceed ahead and no. 107 will be seen in front of you.

LOCATION



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** and we will contact you.

MORTGAGES

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

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

Ray Cooke
Financial Services Ltd

For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email sean@raycooke.ie

CLONDALKIN

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

T +353 (0)1 40 30 720
F +353 (0)1 40 30 760
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght, Dublin 24

T +353 (0)1 45 99 288
F +353 (0)1 40 30 760
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure, Dublin 6W

T +353 (0)1 68 75 800
F +353 (0)1 40 30 760
E terenure@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

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

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.