

**FOR SALE**

BY PRIVATE TREATY

**22 Hunters Place  
Ballycullen  
Dublin 24  
D24R8C3**



Three Bed Semi End of Terrace  
c.94.8sq.m / 1,020.42 sq.ft



**Price: €335,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this magnificent three bedroom family home tucked away within Hunters Place, Ballycullen. The Hunterswood Development continues to be in soaring demand due to its unrivalled position within arm's reach of the M50 Motorway and its close proximity to a wide array of amenities such as Lidl & Woodstown Shopping Centres, a mix of primary & secondary schools, a variety of bars & restaurants and a choice of sports grounds & leisure facilities. Internal living accommodation of c. 1,020 sq ft comprises of entrance hallway, guest wc/utility room, lounge, kitchen/dining room, three bedrooms, main family bathroom and master bedroom ensuite. No. 22 is wonderfully presented from head to toe and is truly ready to walk into. To the front you will find ample communal parking space and the rear boasts a striking, landscaped garden; ideal for outdoor relaxation or child's play. An ideal prospect for any first time buyer - viewing is highly advised...

## FEATURES

- c. 1,020 sq ft
- BER C3
- Management fee c. €590 per annum
- Gas fired central heating
- Double glazed windows
- Freshly painted from top to bottom
- Large lounge with bright bay window
- Upgraded gloss kitchen with a range of storage units
- Downstairs guest wc/utility room
- Three generous bedrooms with built in wardrobes
- Ample communal parking to front
- Stunning rear garden with lawn and raised patio areas
- Prestigious development
- Superb location within arm's reach of M50 Motorway
- Viewing highly advised!





## ACCOMMODATION

### FRONT

Communal parking

### HALLWAY

16'0" x 6'2" (4.9m x 1.9m)

Laminate flooring, carpet stairs & landing with access to guest wc/utility.

### LOUNGE

12'4" x 12'4" (3.8m x 3.8m)

Laminate flooring, bright bay window, featured fireplace, double doors to kitchen dining room.

### KITCHEN/DINING ROOM

13'4" x 13'4" (4.1m x 4.1m)

Fully fitted upgraded kitchen with tiled floor and splashback. Patio doors to rear garden.

### REAR

Raised paved seating area, with lower level lawn garden barna shed, fully fenced.

### BEDROOM 1

18'2" x 7'5" (2.5m x 2.3m)

Single bedroom to the rear, carpet to floor, built in wardrobe.

### BEDROOM 2

11'1" x 11'1" (3.4m x 3.4m)

Double bedroom to the rear, carpet flooring, built in wardrobe.

### BEDROOM 3

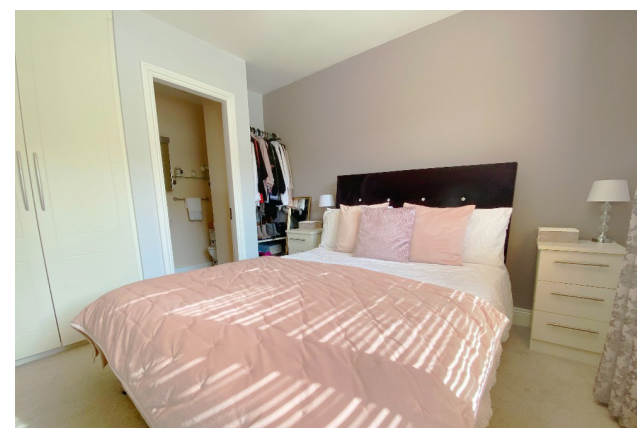
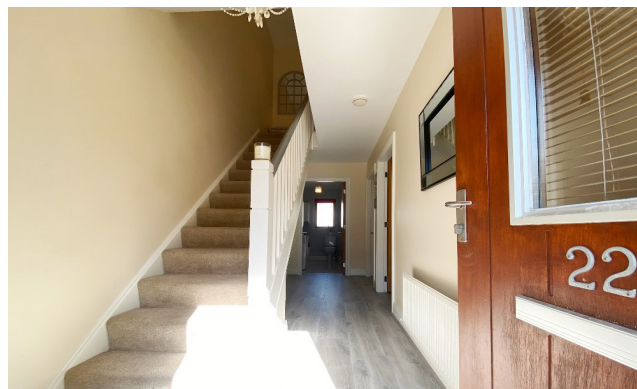
11'1" x 9'8" (3.4m x 3m)

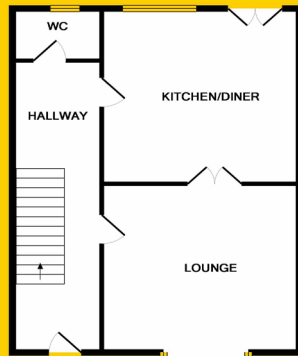
Master bedroom to the front, laminate flooring, built in wardrobe, access to ensuite.

### BATHROOM

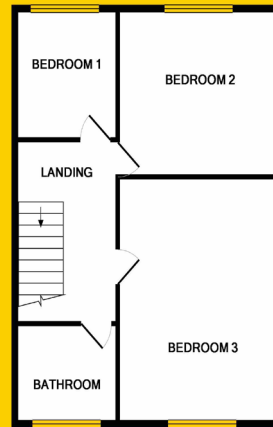
9'1" x 5'9" (2.8m x 1.8m)

Lino flooring, wc, wash hand basin, bath with shower.





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

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