

FOR SALE

BY PRIVATE TREATY

36 Russell Crescent
Tallaght
Dublin 24
D24W681



Three Bedroom Duplex
c.114.3sq.m. /1230sq.ft.



Price: €175,000

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DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine three bedroom duplex property to the market superbly located facing onto the green area at Russell Crescent, Dublin 24. The location is absolutely ideal as there are shops, schools and leisure facilities on your doorstep along with the Citywest shopping Centre, the Square Shopping Centre and Tallaght Hospital all within easy reach. Transport links abound as the red LUAS line, the M50 and the N7 can be found in minutes. Bright and airy interior living accommodation of c. 1230 sq. ft comprises of entrance hall, guest w.c, lounge, kitchen/dining room, utility room, three spacious bedrooms (master ensuite) and main family bathroom. Double doors from the lounge lead onto a spacious sunny rear garden. No. 36 comes to the market in need of slight cosmetic upgrading but boasts excellent potential to be transformed into the perfect family home. There is a long list of additional features which includes gas fired central heating, upgraded flooring and built in wardrobes. This one is prime for first time buyers but is equally likely to be a hit with investors due to the attractive yields on offer locally. Early viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- C. 1230 sq. ft.
- BERTBC
- 3 bed/3 bath
- Overlooking a large green area
- Gas central heating
- Ample parking
- Double glazed windows throughout
- Fitted kitchen
- Built in wardrobes
- Sunny rear garden
- Modern build (Built c. 2005)
- Easy Access to the N81 / M50
- Within walking distance of The LUAS



ACCOMMODATION

KITCHEN/DINER

10" x 17" (3.0m x 5.1m)

Tiled floor and splashback floor and eye level units, laminate floor.

LOUNGE

14" x 18" (4.2m x 5.4m)

Top quality timber flooring, double doors lead onto rear garden, electric fire.

BEDROOM 1

14" x 12" (4.2m x 3.6m)

Double room to front of the property, built in wardrobe, top quality carpets

ENSUITE

3" x 8" (0.9m x 2.4m)

Wc wash hand basin and shower.

BEDROOM 2

10" x 11" (3m x 3.3m)

Double room to rear of the property, built in wardrobe top quality carpet.

BEDROOM 3

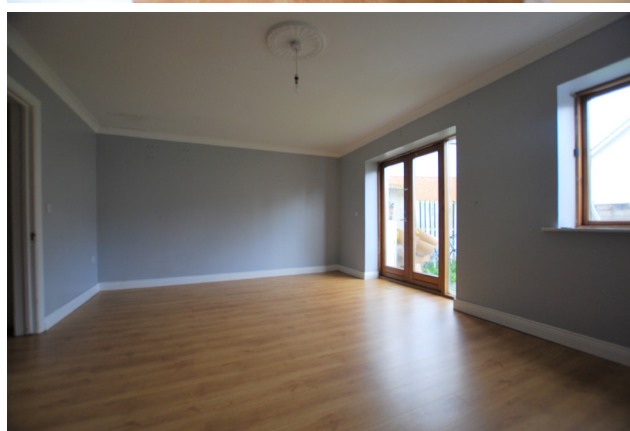
11" x 9" (3.3m x 2.7m)

Double room to rear of the property top quality carpets and large window.

BATHROOM

8" x 5" (2.4m x 1.5m)

Bathroom with wc, wash hand basin and full bath.



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

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

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



For further information or advice, please call:
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