

FOR SALE

BY PRIVATE TREATY

21 Tamarisk Heights,
Kilnamanagh
Tallaght
Dublin 24



Four Bedroom Semi Detached
c.125.4sq.m. /1,350sq.ft.



Price: €320,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this fabulous 3/4 bedroom semi-detached property to the market ideally located on Tamarisk Heights, Kilnamanagh. Tamarisk is a mature, settled and highly sought after part of Kilnamanagh and finds itself a mere five minute walk from Kilnamanagh Shopping Centre, local shops, schools and The Luas stop. Within a stone's throw you will also find a host of bus routes, the M50 Motorway, The Square Shopping Centre and Tallaght Hospital. Bright and airy living accommodation of c. 1,300 sq ft comprises of entrance hallway, lounge, kitchen/dining room, large rear extension currently in use as a 4th bedroom, full bathroom, three upstairs bedrooms (2 double/1 single) and main family bathroom. To the rear is a lawned area with barna shed and to the front is a suntrapped garden with mature planting. No. 21 boasts a long list of additional features and is ideally suited to the needs of a growing family. The long list of additional features includes top quality flooring throughout, 2 full bathrooms and double glazed windows. Early viewing is highly advised, call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,350 sq ft
- Highly sought after part of Kilnamanagh
- Within easy reach of the LUAS
- Fully alarmed and cctv system
- Gas fired central heating
- Stunning front garden with mature planting and lawn area
- Double glazed windows throughout
- Extended downstairs living space currently in use as a 4th bedroom
- 2 x Fully tiled bathroom suites
- Private rear garden with barna shed
- Off street parking to front
- Large bedrooms
- Local shops & schools only a stone's throw away
- Within easy reach of The Luas & M50



ACCOMMODATION

LOUNGE

12" x 15" (3.6m x 4.5m)

Tiled fireplace with timber flooring and top quality windows and blinds and curtains.

KITCHEN/DINER

18" x 11" (5.4m x 3.3m)

Open plan with timber floor and eye level units and ample storage for table and chairs.

REAR ROOM

14" x 14" (4.2m x 4.2m)

Extended room to rear of the property, could be used as second living room or large bedroom.

BEDROOM 1

12" x 13" (3.6m x 3.9m)

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

BEDROOM 2

12" x 13" (3.6 x 3.9)

Double room to front of the property top quality blinds and curtains

BEDROOM 3

9" x 9" (2.7m x 2.7m)

Single bedroom to front of the property, top quality blinds and curtains.

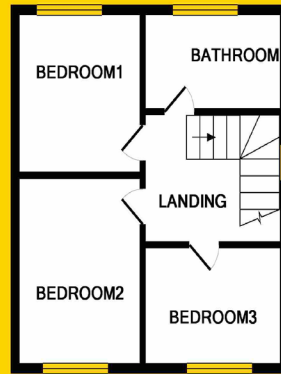
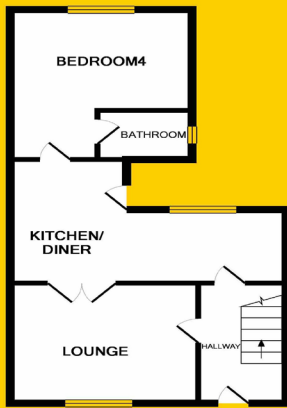
BATHROOM

8" x 6" (2.4m x 1.8m)

Fully tiled bathroom suite fitted with w.c, whb and shower.



FLOOR PLANS



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 and he will contact you in due course.



MORTGAGES

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For further information or advice, please call:
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