

**FOR SALE**

BY PRIVATE TREATY

5 Priorsgate  
Tallaght  
Dublin 24  
D24YR65



Two Bedroom Apartment  
c.83.6sq.m. /900sq.ft.



Price: €225,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this EXTRA LARGE two bedroom apartment located on the 1st floor of the exclusive Priorsgate development. Priorsgate is ideally situated in the heart of Tallaght Village and boasts a wealth of amenities on its doorstep such as Tallaght Hospital, The Square Shopping Centre and Tallaght Village Centre. Transport links abound with the Red LUAS line, N7, M50 and N81 all within minutes. Extremely bright and spacious interior living accommodation of c. 900 sq ft (83 sq m) comprises of entrance hallway, two double bedrooms, main family bathroom, master bedroom ensuite, 2 generous storage rooms and open plan kitchen/lounge/dining room. The large balcony can be accessed from the lounge and stretches the full width of the apartment. No. 5 boasts a long list of additional features including upgraded interior hardwood flooring, floor to ceiling windows and a stunning kitchen with polished porcelain tiling. This one is certain to be a hit with first time buyers but is just as likely to be popular with investors due to the attractive yields on offer locally. Early interest is sure to be expected, call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 900 sq ft
- BER C2
- Designated parking space
- Management fee c. 1,750 per annum
- Extremely spacious property
- Located on 1st floor
- Lifts to all floors and underground carpark
- Electric heating
- Double glazed floor to ceiling windows
- Upgraded hardwood timber flooring
- Stunning Balcony off lounge
- Top quality gloss kitchen with integrated appliances
- Polished porcelain
- 2 double bedrooms
- Built in wardrobes
- Extra large master bedroom
- Additional storage rooms
- Within walking distance of the Red Luas Line
- Within easy reach of M50 & N7





## ACCOMMODATION

### LOUNGE/KITCHEN

18" x 21" (5.4m x 3.5m)

Open plan with floor to ceiling windows, hardwood timber flooring, and tiled kitchen with polished porcelain tiling throughout.



### BEDROOM 1

11" x 12" (3.3m x 3.6m)

Double bedroom to front of the property, top quality flooring and top quality blinds, built in wardrobes.

### BEDROOM 2

16" x 11" (4.8m x 3.3m)

Double bedroom to front of the property, top quality flooring and top quality blinds, built in wardrobes.



### BATHROOM

8" x 8" (2.4m x 2.4m)

Spacious room with shower, wc wash hand basin, part tiled.

### ENSUITE

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

Fully tiled with wc wash hand basin and full bath.



## 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 Dronay and he can be contacted on 01 40 30 720 or 086 140 9043.

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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For further information or advice, please call:  
**01 6875800**

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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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