

**FOR SALE**

BY PRIVATE TREATY

**26 Homelawn Road  
Tallaght  
Dublin 24  
D24 FPX0**



Three Bedroom Mid Terrace  
c.91.5sq.m /985sq.ft



**Price: €295,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this extended three bedroom mid-terraced property to the market with SOUTH WEST FACING rear garden on the ever popular Homelawn Road, Dublin 24. The property is conveniently located just off the Old Bawn Rd where you will find yourself within easy reach of schools, shops, restaurants and a whole host of other local amenities the Tallaght area has to offer. The M50 Motorway and Tallaght Village are within a couple of minutes by car and the transport links in the area are second to none with bus stops close by and the LUAS within easy reach. Bright and spacious living accommodation of c. 985 sq. ft. (c. 91.5 sq m) comprises of entrance hallway, lounge, kitchen/ dining room, extended rear sunroom, three double bedrooms and main family bathroom. To the rear is a private well maintained rear garden which is not overlooked and boasts a most sought after south west facing orientation. Number 26 is presented is a super opportunity for any first time buyer to walk in and hang their hat. Boasting off street parking, gas fired central heating and a recently upgraded kitchen this one is sure to be extremely popular - do not miss this opportunity! Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 985 sq. ft.
- c. 91.5 sq m
- Great condition throughout
- Extended rear sunroom
- South west facing rear garden
- Off street parking to the front
- Gas fired central heating
- Fully tiled bathroom suite
- Private large rear garden
- Rear garden not overlooked
- Built in wardrobes
- Top quality flooring
- Within minutes' drive of M50 motorway
- Tallaght Village within easy reach
- Local shops & schools within walking distance
- Magnificent family home!





## ACCOMMODATION



### LIVING

10'72" x 13'48" (3.27m x 4.11m)

Living room to the front of the property. Laminate flooring, top quality blinds and curtains. TV point and stunning light fittings.

### KITCHEN/ DINING

16'73" x 22'37" (5.1m x 6.82m)

Open plan room to the rear of the property. Laminate flooring. Newly fitted kitchen with floor and eye level units, tiled splashback. Top quality blinds through out. Leads to rear of the room with dux window. Double doors to with access to rear garden.



### BEDROOM 1

10'66" x 10'66" (3.25m x 3.13m)

Double bedroom to the rear of the property. Top quality carpets, blinds and curtains. Built in storage.

### BEDROOM 2

10'17" x 7'57" (3.1m x 2.31m)

Double bedroom to the front of the property. Built in storage. Top quality blinds and curtains.



### BEDROOM 3

10'49" x 13'97" (3.2m x 4.16m)

Double room to the front of the property. Top quality blinds and carpets. Stunning built in wardrobes.

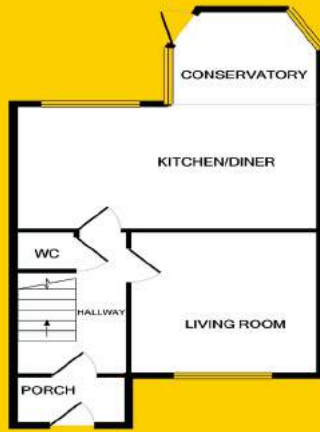


### BATHROOM

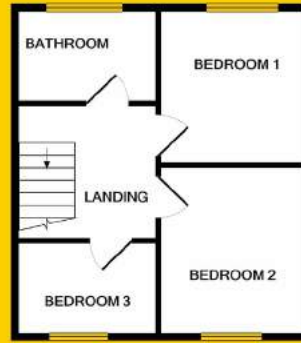
5'83" x 5'97" (1.78m x 1.82m)

Fully tiled bathroom suite. WC, WHB and fitted showercubicle.





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 Dronney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to [James@raycooke.ie](mailto:James@raycooke.ie) and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
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For further information or advice, please call:  
**01 40 30 720**

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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)

### RATHCOOLE

Unit 10 Rathcoole Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@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)

### GLASNEVIN

169 Mobhi Road  
Glasnevin  
Dublin 9

T +353 (0)1 699 5050  
E [glasnevin@raycooke.ie](mailto:glasnevin@raycooke.ie)



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