

**FOR SALE**

BY PRIVATE TREATY

**13 Hazelgrove Court  
Tallaght  
Dublin 24**



One Bedroom Apartment  
c.51.1sq.m. / 550sq.ft.

**BER** TBC

**Price: €135,000**

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

## DESCRIPTION

Ray Cooke Auctioneers are delighted to present this magnificent one bedroom apartment to the market ideally located in Hazelgrove Park, a very popular and well located development at the foothills of the Dublin Mountains in Tallaght, D24. Hazelgrove is within easy reach of all local amenities including shopping facilities, pubs, schools and has excellent transport links. The area is well serviced with excellent road networks and also has the Red Luas Line within striking distance.

Bright and spacious living accommodation of c. 550 sq ft comprises of entrance hallway, large lounge, kitchen/dining room, LARGE double bedroom and main family bathroom. No.13 also has the added bonus of two balconies. No. 13 comes to the market in pristine condition throughout. Interest is sure to be expected from 1st time buyers and investors alike so call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- Fantastic location
- 1 bed / 1 Bath
- View of the Dublin mountains
- Abundance of parking
- Electric storage heating
- Turn key
- 2 Balconies
- Double Glazed windows
- Close to schools
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



## ACCOMMODATION

### ENTRANCE HALL

Tiled flooring. Access to kitchen, bathroom and bedroom.

### LOUNGE

Laminate flooring. Large bright lounge. Access to balcony.

### KITCHEN

Tiled flooring. Fully fitted kitchen. Dining area.

### BEDROOM 1

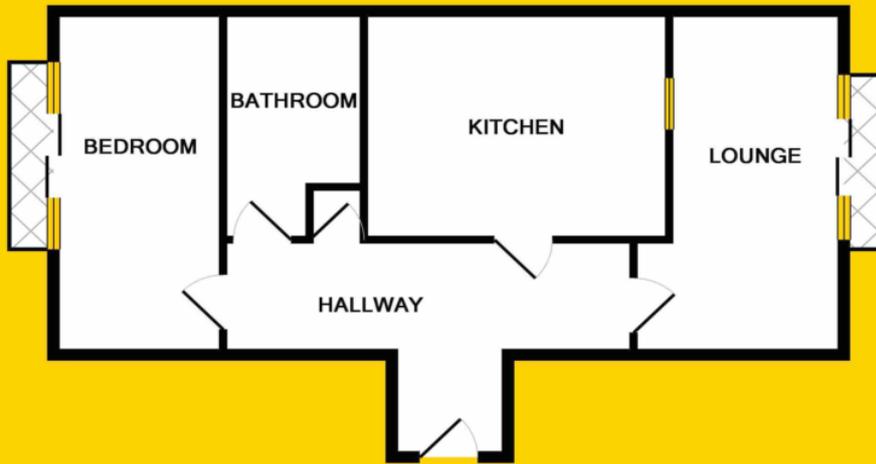
Large double room. Carpet flooring. Built in wardrobes. Access to balcony.

### BATHROOM

Fully fitted bathroom. Tiled flooring. Partly tiled walls.



## FLOOR PLANS



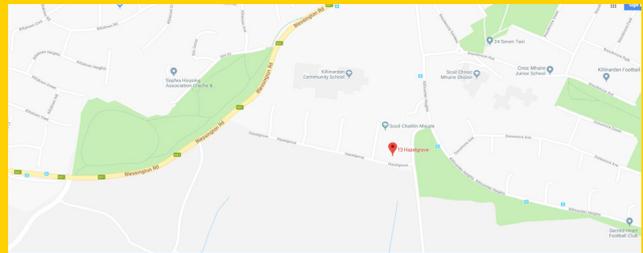
## DIRECTIONS

Travelling from the Tallaght Village turn right onto N81 follow the road straight for 1km going past the Shamrock Rovers stadium on your left hand side. At the tired junction you meet just before the Jobstown Inn Pub take a left turn and then your second right into the Hazelgrove Park complex.

## 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.

## LOCATION



## NEGOTIATOR

**Conor Clarke** and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@raycooke.ie** and we will contact you.

## MORTGAGES

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



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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