

FOR SALE

BY PRIVATE TREATY

**30 De Selby Downs
Tallaght
Dublin 24**



**3 Bedroom Semi-Detached
c.88sq.m. / 950sq.ft.**

BER TBC

Price: €225,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous three bedroom semi detached property to the market ideally tucked away on the highly sought after cul de sac of De Selby Downs, a hugely sought after location.

This superb development is located within arm's reach of the newly built Citywest Shopping Centre, Citywest Business Park, The Luas, the N7, N81 and the M50 motorway, the location is truly next to none.

Bright and spacious living accommodation comprises of entrance hall, guest w.c., lounge, kitchen/dining room, three bedrooms (2 double/one single), a main family bathroom and a stunning large rear garden

No. 30 boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!!

FEATURES

- c.88sq.m (950sq.ft)
- Magnificent semi-detached property
- Ample parking to the front
- Fully alarmed
- Close to Luas
- Beautiful large south facing rear garden
- Double glazed windows throughout
- Mature and peaceful surroundings
- Gas fired central heating
- Block built shed to the rear
- Easy access to the Luas
- Easy access to M50 motorway
- Citywest Shopping Centre in walking distance
- Several bus stops nearby
- STUNNING PROPERTY



ACCOMMODATION



FRONT

Large driveway providing off-street parking for two vehicles. Gated side access leads to south facing rear garden.

HALLWAY

5'2" x 4'9" (1.6m x 1.5m)

Welcoming hallway with tiled flooring and access to guest w.c. and lounge.

LOUNGE

19'7" x 12'1" (6m x 3.7m)

Large bright room with laminate wood effect flooring and staircase to first floor. Feature open fireplace with marble mantle. Access to storage press and double doors to the kitchen/dining room.



KITCHEN/DINING ROOM

15'4" x 10'2" (4.7m x 3.1m)

Fully fitted kitchen with a range of floor and eye level units. Tiled flooring. Plumbed for washing machine and dishwasher. The dining area has ample room for a table and chairs. Double sliding doors to the large south facing rear garden.



BEDROOM 1

10'5" x 6'9" (3.2m x 2.1m)

Good sized single bedroom to the rear of the property with carpet flooring.

BEDROOM 2

8'8" x 13'1" (2.7m x 4m)

Large double bedroom to the rear of the property with carpet flooring and built in wardrobes.



BEDROOM 3

8'8" x 18'8" (2.7m x 3.6m)

(Large double bedroom to the front of the property with carpet flooring and built in wardrobes.

BATHROOM

6'9" x 6'9" (2.1m x 2.1m)

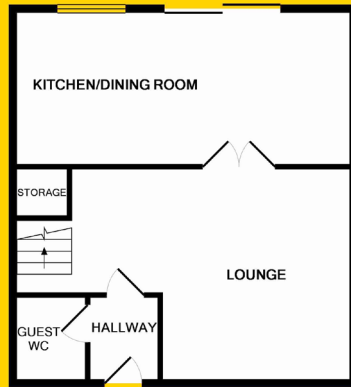
Tiled flooring and surrounding bath area. Full size bath with electric shower. W.C and W.H.B.



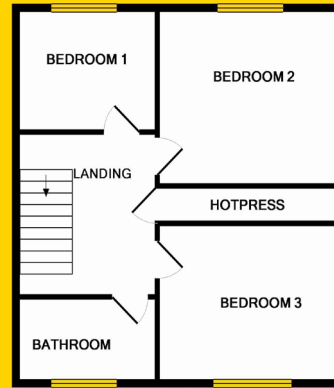
REAR GARDEN

Beautiful south facing rear garden which has decking on one side and lawn to the other separated by mature shrubbery. Large block built storage shed and gated side access.

FLOOR PLANS



GROUND FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

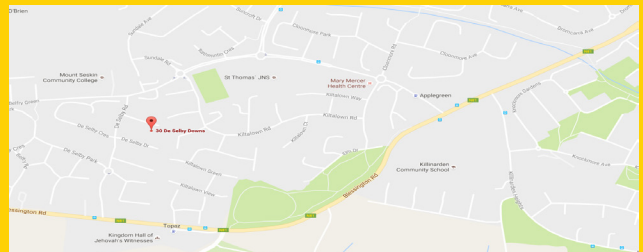
DIRECTIONS

From Tallaght, head east on Bancroft Park towards Bancroft Road. Turn right onto Bancroft Road. Turn right onto Main Road and left onto Greenhills Road R819. Turn right onto N81 and after 4kms turn right toward De Selby Road. Continue on De Selby Road, after going through the roundabout take a right onto De Selby Downs. No. 30 is on your right, identified by our For Sale board.

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 01 687 5800 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 financial advice, please call:

Sean Kavanagh on 01 40 30 720 or contact him by email to sean@raycooke.ie

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