

**FOR SALE**

BY PRIVATE TREATY

113 Killinarden Heights  
Tallaght  
Dublin 24  
D24V3A4



Three Bedroom Terraced House  
c.83.6sq.m. /900sq.ft.



Price: €225,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this FANTASTIC three bedroom terraced property to the market in the hugely popular Killinarden Heights, Tallaght, Dublin 24. This mature and most desirable development boasts a superb location just off the N81 and with a wide array of essential amenities all within arm's reach including a variety of primary & secondary schools, a choice of sports & recreational facilities, The Square Shopping Centre and Tallaght Hospital. On a transport note you will reach both the M50 Motorway and The Luas merely minutes by car. Internal living accommodation of c. 900 sq. ft. comprises of entrance hallway, LARGE lounge, kitchen/dining room, three bedrooms and a main family bathroom. To the rear is a sunny low maintenance garden with mature planting, paving and decking. No. 113 has been tastefully maintained and upgraded by its current owners and boasts a stunning master bedroom suite, built in wardrobes and a large block built shed with full electrics. Sure to cause a stir among a wide range of buyers - Immediate interest is guaranteed. Call Ray Cooke Auctioneers today for further information or to arrange a viewing!!

## FEATURES

- c. 900 sq. ft.
- BER D1
- Stunning condition throughout
- Double glazed windows
- Gas fired central heating
- Stunning bathroom suite with heated towel rail, full bath and triton power shower
- Built in wardrobes throughout
- Large lounge with open fireplace
- Low maintenance rear that is not over looked
- Mature planting and decking
- Large block built shed
- Off street parking for multiple cars to the front
- Mature and sought after development
- Within easy reach of local shops & schools
- The Square Shopping Centre & Tallaght Hospital found within minutes
- The M50 Motorway & The Luas easily accessible
- Ideal for first time buyers!



## ACCOMMODATION

### LOUNGE

10" x 14" (3.0m x 4.2m)

Open fireplace with timber surround, timber effect flooring and upgraded doors.

### KITCHEN

9" x 16" (2.7m x 4.8m)

Tiled floor and splashback, eye level units and double doors to reargarden.



### BEDROOM 1

10" x 10" (3.0m x 3.0m)

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



### BEDROOM 2

9" x 14" (2.7m x 4.2m)

Double bedroom to front of the property, built in wardrobe, laminate floor and top quality blinds and curtains.

### BEDROOM 3

10" x 7" (3m x 2.1m)

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

### BATHROOM

6" x 6" (1.8m x 1.8m)

Fully tiled bathroom suite fitted with Triton power shower and w.c, whb and heated towel rail.



## 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 Droney and he can be contacted on 01 4599 288 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:  
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