

**FOR SALE**

BY PRIVATE TREATY

**59 Suncroft Park  
Tallaght  
Dublin 24  
D24KTW8**



**Three Bedroom End of Terrace  
c.81 sq.m / c.872 sq.ft**



**Price: €260,000**

**raycooke.ie**

PSR Licence Number 002307



## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this 3 bed end of terrace property to the market ideally positioned within this quaint cul de sac overlooking a green area on Suncroft Park, Dublin 24. The Suncroft development finds itself within easy reach of a wide range of local amenities including a choice of primary & secondary schools, smaller convenience stores and larger outlets such as Citywest & The Square Shopping Centre and a variety of sports & leisure facilities. Both the M50 Motorway and The Luas are merely minutes by car.

Bright and spacious internal living accommodation of c. 81 sq m comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms, master bedroom ensuite and main family bathroom. Sliding doors from the rear lead out onto a large garden with an enviable south westerly orientation.

No. 59 has been very well maintained by its current owner and is presented in excellent condition throughout. An absolute ideal purchase for any first time buyer or an equally keen proposal for an investor looking to take advantage of high rental yields on offer. Register your interest now!

## FEATURES

- Stunning home
- c. 81 sq m
- Freshly painted throughout
- Double glazed windows
- BER D1
- Overlooking a green area
- Newly laid decking
- Generous rear garden with South-west facing orientation
- Master bedroom ensuite
- Peaceful cul de sac setting
- Within easy reach of M50 & The Luas
- Citywest & The Square Shopping Centre within a stone's throw
- Ideal for first time buyers & investors



## ACCOMMODATION

### ENTRANCE HALL

4'3" x 7' (1.32m x 2.15)

Original hardwood floor, plaster and painted walls, and access to sitting room

### LOUNGE

13'1" x 13'9" (4m x 4.24m)

Hardwood floor, feature fireplace, double glazed windows, plaster and painted walls, and double doors to kitchen.

### KITCHEN

16'4" x 11'5" (5m x 3.52m)

Tiled floor and splashback, floor and eye level units, storage press and sliding doors to rear garden.

### BEDROOM 1

10'4" x 10'5" (3.19m x 3.21m)

Laminate floor, plaster and painted walls, double glazed windows, top quality blinds and curtains, and access to ensuite.

### ENSUITE

2'5" x 7'9" (0.76m x 2.41m)

Fully tiled ensuite, Triton T90 shower, wc, whb, and shower cubicle.

### BEDROOM 2

14' x 10'4" (4.27m x 3.19m)

Carpet floor, double glazed windows, plaster and painted walls.

### BEDROOM 2

12'6" x 9'6" (3.85m x 2.93m)

Laminate floor, fitted wardrobes, double glazed windows, and plaster and painted walls.

### BEDROOM 3

10'9" x 7'5" (3.34m x 2.31m)

Laminate floor, plaster and painted walls, double glazed windows and built in wardrobe

### FAMILY BATHROOM

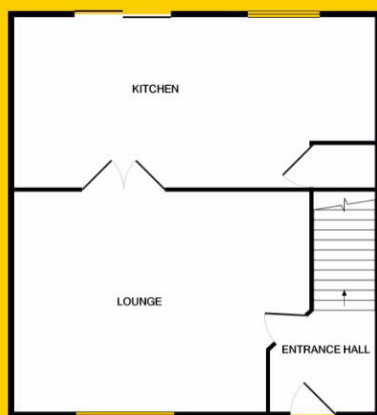
7'4" x 5'8" (2.25m x 1.76m)

Tiled floor and splashback, wc, whb, full bath and electric shower.

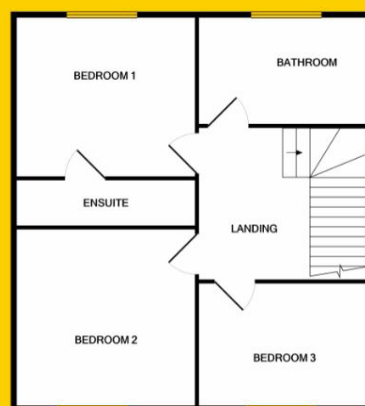




## FLOOR PLAN



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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

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



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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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