

FOR SALE

BY PRIVATE TREATY

**33 Parklands Court
Ballycullen
Dublin 24
D24 VX73**



Two Bedroom Apartment
c.72.9sq.m. /785sq.ft



Price: €265,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this superb two bedroom apartment to the market on the TOP FLOOR within Parklands Court, Ballycullen. This exclusive and highly sought after development is located at the foothill of the Dublin mountains and is bounded by attractive planting and manicured green space. It is conveniently located within a stone's throw of an array of amenities including local shops, shopping centres, primary and secondary schools; not to mention the M50 motorway less than 5 minutes by car. Internal living accommodation of c. 785 sq ft comprises of entrance hallway, store room, two double bedrooms and open plan lounge/kitchen. No. 33 is well presented throughout and boasts its own attic space, a superb feature for any apartment. The rooms are well proportioned and the generous living room is as good as you will find in any comparable property. It will appeal to a wide range of purchasers; first time buyers, investors and clients looking to "downs size". Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 785 sq ft
- BER C3
- Management fee c. €1,250 per annum
- TOP FLOOR
- Double glazed windows
- Gas fired central heating
- 2 double bedrooms
- Fitted kitchen with extended breakfast bar
- Juliet balcony off lounge
- Prestige development
- Ample communal parking
- M50 motorway less than 5 minutes by car
- A host of shops and schools within easy reach
- Will appeal to a wide range of buyers
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALLWAY

L Shaped hallway, carpet to floor, access to lounge, two bedrooms and bathroom.

LOUNGE / KITCHEN

21'7" x 18'7" (6.6m x 5.7m)

Carpet to floor, feature fireplace with electric fire, sliding door to Juliet balcony, open access to kitchen, L shaped shaker style kitchen with extended breakfast bar, tiled to floor and splashback.



BEDROOM 1

12'8" x 8'5" (3.9m x 2.6m)

Double bedroom to the front of the property, carpet to floor and built in wardrobes.



BEDROOM 2

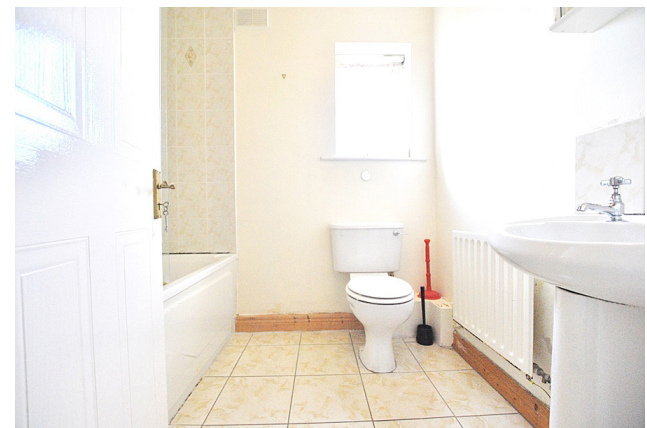
15'4" x 9'2" (4.7m x 2.8m)

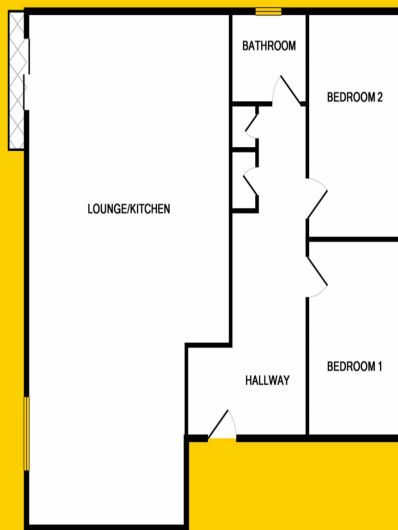
Double bedroom to the front of the property, carpet to floor and built in wardrobes.

BATHROOM

6'9" x 5'9" (2.1m x 1.8m)

Fitted with wc, whb and bath with triton shower.





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 4030720 or 0861409043

Alternatively you can send an email to James@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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole
Shopping Centre,
Rathcoole, Co Dublin

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

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.