

FOR SALE

BY PRIVATE TREATY

**2 Kilakee Park
Firhouse
Dublin 24
D24 ARH5**



Three Bedroom Detached
c.95q.m



Price: €445,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning three bedroom detached family home to the market with the added bonus of an extra large side garden in Kilakee Park, Firhouse. This exclusive and highly sought after development is located at the foothills 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. Bright & Spacious interior living accommodation of c. 95 sq m (c. 1,022 sq ft) comprises of entrance hallway, lounge, open plan extended kitchen/dining room, three bedrooms and main family bathroom. Double doors from the dining room lead onto a most spacious rear garden which gets the sun throughout the day. The front boasts off street parking for multiple cars and the side boasts massive potential to extend. No. 2 is presented in very good condition throughout and boasts oil fired central heating, built in storage & mature planting. Prime for both first time buyers or clients trading up - viewing is highly advised. Call RAY COOKE AUCTIONEERS today!

FEATURES

c. 1,022 sq ft
c. 95 sq m
BER E2
Extra-large side garden
Oil fired central heating
Double glazed windows
Additional storage space to side
Open plan kitchen/dining room
Rear extension
3 generous bedrooms
Built in storage
Ample parking space
Sunny rear garden
Large green area near by
Exclusive and highly sought after development
M50 Motorway found less than 5 minutes by car
Ideal for first time buyers & clients trading up
Viewing highly advised!



ACCOMMODATION



LIVING

11'48" x 14'92" (3.5m x 4.55m)

Room to the front of the property. Built in fire place. Top quality floors & curtains.

KITCHEN

16'86" x 15'61" (5.14m x 4.67m)

Spacious kitchen to the rear of the property. Floor and eye level units. Part tiled floor and splashback. Wood flooring.



BEDROOM 1

10'59" x 9'64" (3.23m x 2.94m)

Double bedroom to the rear of the property. Laminate flooring & built in wardrobes.

BEDROOM 2

10'82" x 12'10" (3.3m x 3.69m)

Double bedroom to the front of the property. Top quality built in wardrobes. Top quality flooring.



BEDROOM 3

9'18" x 7'87" (2.8m x 2.4m)

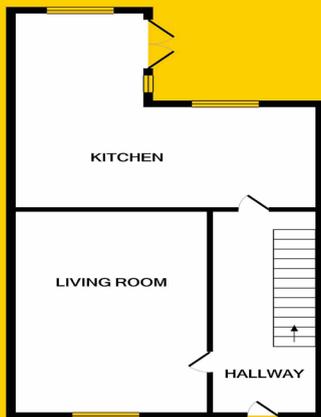
Single bedroom to the front of the property. Top quality flooring.

BATHROOM

5'74" x 6'33" (1.75m x 1.93m)

Part tiled bathroom suite. Fitted bath, WHB, WC and shower.





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

James Dronney and he can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
01 40 30 720

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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

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie



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