

**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](http://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)

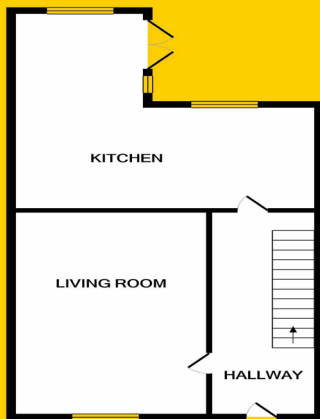
Single bedroom to the front of the property. Top quality flooring.

### BATHROOM

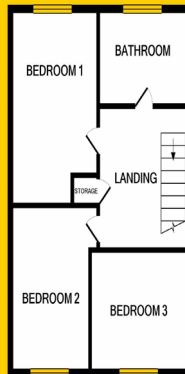
5'74" x 6'33" (1.75m x 1.93m)

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 Droney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to [James@raycooke.ie](mailto: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](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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