

**FOR SALE**

BY PRIVATE TREATY

5 Avonbeg Park  
Tallaght  
Dublin 24



3 Bedroom Terraced House  
c.113.3sq.m. /1,220sq.ft



**Price: €219,950**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent three bedroom terraced property to the market located on Avonbeg Park, Dublin 24. The location is next to none with Tallaght Village, The Square Shopping Centre, Tallaght Hospital, The Luas & The M50 Motorway all within easy reach.

A wide array of local shops, schools and leisure facilities are also easily very easily accessible. No. 5 has been extended to both the front and rear and interior living accommodation of c. 1,220 sq ft comprises of entrance hallway with under stairs storage, main family bathroom, lounge, extended kitchen/dining room with separate utility room and three generous bedrooms upstairs. The property has been lovingly cared for throughout and would make an ideal purchase for any young family. Viewing is highly advised, Call Ray Cooke Auctioneers today!

## FEATURES

- c. 1,220 sq ft
- Alarmed
- Gas fired central heating
- Double glazed windows
- Upgraded insulation throughout
- Upgraded water tank
- Upgraded gas boiler
- Upgraded 8kw stove to lounge
- Very well maintained
- Extended porch & bay window
- Rear kitchen extension
- Separate utility room
- Bathroom with bath and separate shower cubicle (located downstairs)
- Three generous bedrooms
- Low maintenance front and rear
- Cobblelock driveway to front
- Large concrete shed to rear





## ACCOMMODATION

### HALLWAY

Extended front porch. Tiled floor. Access to lounge, kitchen and bathroom.

### LOUNGE

21'6" x 10'5" (6.6m x 3.2m)

Wood flooring. Large bay window. Feature fireplace in stone.

### KITCHEN/DINING

21'6" x 10'4" (6.6m x 3.2m)

Extended room to rear of the property. Tiled to floor and to splashback. Fully fitted kitchen with ample storage units and worktop space. Large velus window. Access to utility room. ensuite.

### BEDROOM 1

9'1" x 7'5" (2.8m x 2.3m)

Single room to rear of property. Laminate flooring.

### BEDROOM 2

12'1" x 8'8" (3.7m x 2.7m)

Double room to rear. Carpet to floor. Built in wardrobes with over head storage space.

### BEDROOM 3

14'7" x 9'5" (4.5m x 2.9m)

Timber flooring. Feature fireplace with electric fire. Dual aspect with two bright windows. Access to kitchen.

### KITCHEN

7'8" x 6'8" (2.4m x 2.1m)

Double room to front. 2 bright windows. Wall of built in wardrobes.

### BATHROOM

13'7" x 5'2" (4.2m x 1.6m)

Located downstairs. Fully tiled and fitted with wc, whb, bath and seperate cubicle with new Micra electric shower.

### FRONT

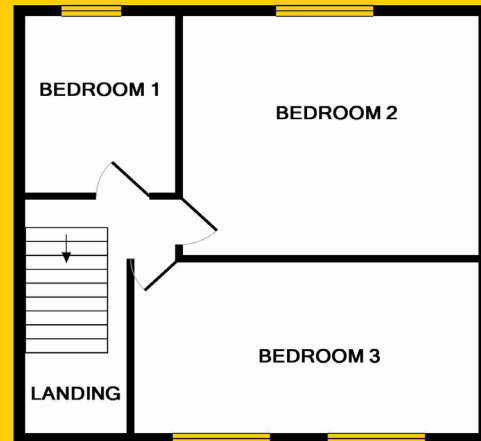
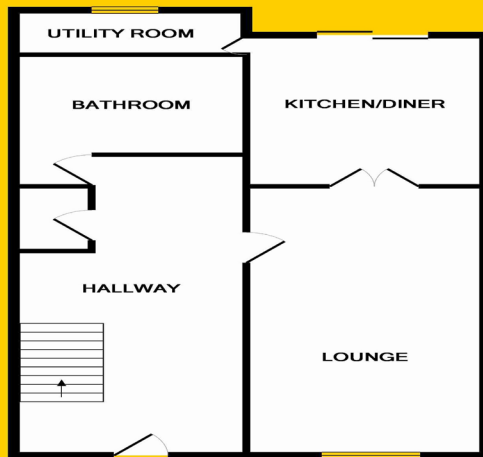
Walled to sides with pillars and gates to front. Cobblelock driveway.

### REAR

Low maintenance decking. Large concrete shed with plenty of storage space.



## FLOOR PLANS

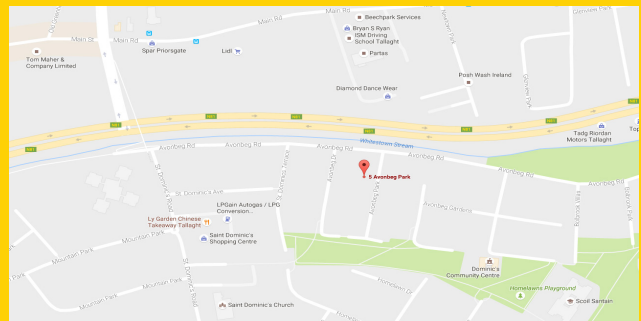


OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

If travelling M50 Northbound take exit 11 for Tallaght and veer left onto N81. Continue straight through the 1st roundabout and turn left at the lights onto Avonmore Road. Take your 2nd right turn onto Avonbeg Road and proceed ahead until the left turn for Avonbeg Park. No. 5 can be found on the right hand side.

## LOCATION



## 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

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

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

## MORTGAGES

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Financial Services Ltd

For further financial advice, please call:  
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