

FOR SALE

BY PRIVATE TREATY

**11 Deerpark View
Kiltipper
Dublin 24**



**3 Bedroom End of Terrace
c.107sq.m. / 1,150sq.ft.**

BER TBC

Price: €220,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent three bedroom end of terrace property to the market ideally located on Deerpark Road, Kiltipper.

This highly sought after development is found within a minutes drive of every conceivable amenity including the M50 Motorway, Tallaght Luas Stop, The Square Shopping Centre and Tallaght Hospital.

Bright and spacious living accommodation of c. 1,150sq.ft comprises of entrance hallway, guest w.c., large extended lounge, kitchen/dining room, three double bedrooms, master bedroom en-suite and main family bathroom.

No. 11 has been meticulously maintained by its current owner with no expense spared. It boasts an endless list of additional features including a fully alarmed, gas heating, stunning, sunny rear garden. Early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!!

FEATURES

- c.107sq.m (1,150sq.ft)
- Immaculate condition throughout
- Fully alarmed
- Gas fired central heating
- Double glazed windows
- Fully fitted kitchen
- Large extended lounge
- 3 double bedrooms
- 3 bathrooms
- Management fees €350 yearly
- Low maintenance rear garden, fully decked
- Ample communal parking space
- Easy access to M50 motorway
- Tallaght Village & The Luas only minutes by car
- Viewing highly advised!!



ACCOMMODATION



FRONT

On-street parking with ample space for several vehicles.

HALLWAY

17'7" x 3'6" (5.4m x 1.1m)

Welcoming hallway with timber flooring. Guest W.C. and under stairs storage. Access to lounge and kitchen.

LOUNGE

17' x 16'7" (5.2m x 5.1m)

Large bright room with timber flooring. Feature fireplace with electric fire insert. Double doors leading to rear garden.

KITCHEN/DINING ROOM

8'5" x 17'4" (2.6m x 5.3m)

Fully fitted modern kitchen with tiled flooring, splashback and surround. Plumbed for washing machine and dryer. Dining area, double doors leading to lounge.

BEDROOM 1

10'2" x 11'5" (3.1m x 3.5m)

Double bedroom to the back of the property with built in wardrobes, carpet flooring and en-suite bathroom.

BEDROOM 2

9'8" x 13'4" (3m x 4.1m)

Double bedroom to the front of the property with built in wardrobes and carpet flooring.

BEDROOM 3

10'5" x 7'9" (3.2m x 2.4m)

Single bedroom to the front of the property with built in wardrobes and laminate wood effect flooring.

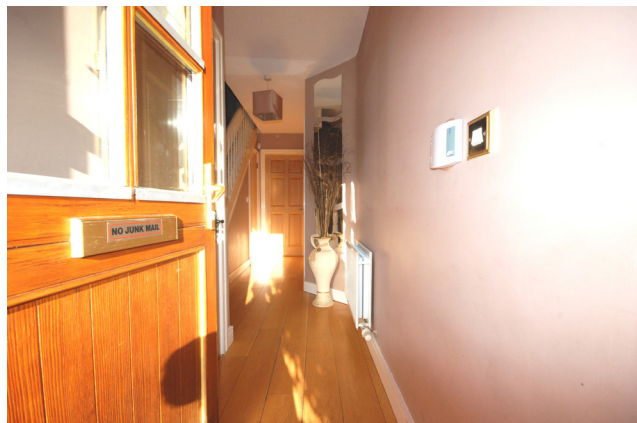
BATHROOM

8'2" x 6'9" (2.5m x 2.1m)

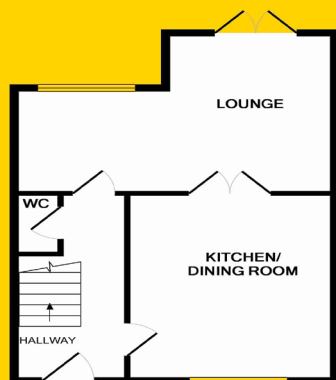
Fully fitted bathroom with full size bath with shower attachment. W.C., W.H.B and timber flooring.

REAR GARDEN

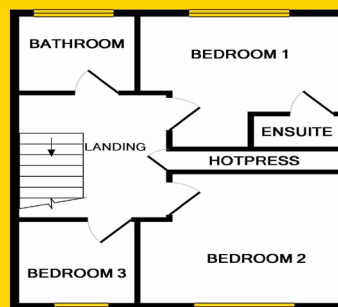
Stunning sunny rear garden, fully decked, low maintenance. Gated side access.



FLOOR PLANS



GROUND FLOOR



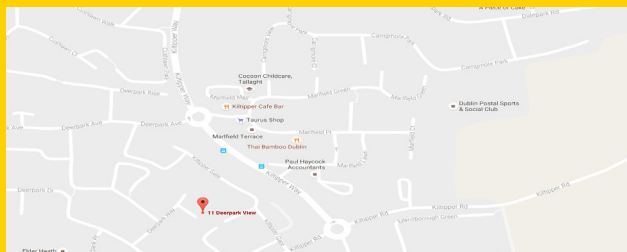
1ST FLOOR

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

Travelling from Tallaght Village turn right onto N81 and then take a left at the Shamrock Rovers football stadium onto Kiltipper Road. Follow the road straight through the first roundabout. At the second roundabout, take the 3rd exit onto Deerpark Avenue where you will enter the Deerpark development. Proceed ahead and turn left onto Deerpark Road. Follow the road as it veers to the left and take the left turn onto Deerpark Way then a right onto Deerpark View where you will find no.11 on your 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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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

MORTGAGES

- Pre-approved Mortgage
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For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email to sean@raycooke.ie

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CLONDALKIN

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

T +353 (0)1 40 30 720
F +353 (0)1 40 30 760
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght, Dublin 24

T +353 (0)1 45 99 288
F +353 (0)1 40 30 760
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure, Dublin 6W

T +353 (0)1 68 75 800
F +353 (0)1 40 30 760
E terenure@raycooke.ie



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