

**FOR SALE**

BY PRIVATE TREATY

9 Swiftbrook Avenue  
Tallaght  
Dublin 24  
D24 H6T7



Three Bedroom End of Terrace  
c.83.6.sq.m /900sq.ft

**BER** TBC

**Price: €199,000**

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



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom end-of-terrace property to the market overlooking a green area in Swiftbrook Avenue, Dublin 24. Swiftbrook is a pleasant development located moments from Tallaght Village and number 9 boasts an idyllic position with limited passing traffic. All essential amenities can be found within arm's reach including primary & secondary schools, leisure & recreational facilities, Lidl Shopping Centre and The Square/Citywest Shopping Centre. The M50 and N4 road networks are easily accessible by car and The Luas is found within a couple of minutes' walk.

Bright and spacious interior living accommodation of c. 900 sq. ft. comprises of entrance hall, downstairs wc, lounge, kitchen/dining room, 3 spacious bedrooms and main family bathroom. Double doors from the kitchen dining room lead onto an extra large rear garden with an enviable south westerly orientation. Number 9 comes to the market in excellent condition throughout having been meticulously maintained and upgraded over the years, the long list of additional features includes gas fired central heating, a fully tiled bathroom suite and ample off street parking. This one is prime for first time buyers but is equally likely to be a hit with investors due to the attractive yields on offer locally. Call Ray Cooke Auctioneers today for further information or to arrange a viewing.

## FEATURES

- LOCATION LOCATION LOCATION
- c. 900 sq ft
- Fully tiled bathroom suite
- Built in wardrobes
- Upgraded flooring
- Top curtains & blinds
- First time buyers dream
- Gas fired central heating
- Double doors form lounge to kitchen/dining
- BER tbc
- Excellent position within the development
- Ample parking space to front
- South west facing rear garden
- Settled development
- Within walking distance of The Luas
- Ideal for investors
- Viewing highly advised!



## ACCOMMODATION

### LOUNGE

Bright lounge with laminate flooring, feature fireplace, double doors to kitchen.

### KITCHEN

Fully fitted with eye and floor level units with laminate flooring, dining area and sliding doors to rear garden.

### BEDROOM 1

Single bedroom to the front of the property with laminate flooring.

### BEDROOM 2

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

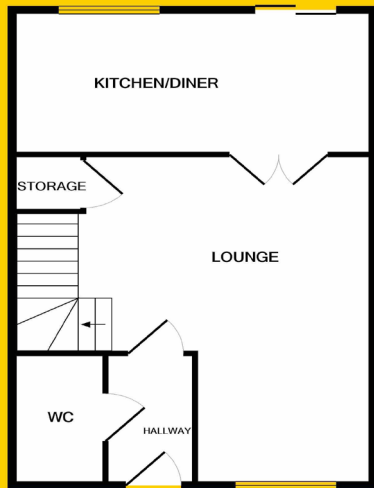
### BEDROOM 3

Double bedroom to the rear of the property with laminate flooring and built in wardrobes.

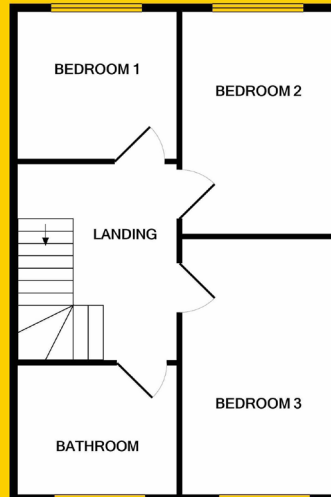
### BATHROOM

Fully fitted bathroom with w.c, whb and bath, partly tiled walls and tiled flooring.





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 01 459 9288 or 086 140 9043

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:  
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