

**FOR SALE**

BY PRIVATE TREATY

396 Cushlawn Park,  
Tallaght,  
Dublin 24



3 Bedroom Semi-Detached  
c.89.9sq.m. / 935sq.ft.



**Price: €169,950**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom semi detached property to the market on Cushlawn Park, Dublin 24. The location is next to none with a vast array of amenities all within easy reach including local shops & shopping centres, primary & secondary schools, The Square Shopping Centre and Tallaght Hospital. Internal living accommodation of c. 935 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms and family bathroom.

No. 396 is in need of cosmetic upgrades but boasts magnificent potential to be easily transformed into a stunning family home. The low maintenance rear offers an enviable southerly aspect and the front has the added advantage of a generous side garden. Ideal for first time buyers - Viewing highly advised!

## FEATURES

- c. 935 sq ft
- Single glazed windows
- Oil fired central heating system (not in working order)
- Front storm porch
- Fitted L-shaped kitchen
- Fully tiled bathroom suite
- Low maintenance rear garden
- Sunny south facing orientation
- Gated driveway
- Extra-large side garden
- Within easy reach of local shops & schools
- The Square Shopping Centre & Tallaght Hospital found within minutes
- The M50 Motorway & The Luas easily accessible
- Ideal for first time buyers!





## ACCOMMODATION

### ENTRANCE HALL

15'4" (4.7m)

Tiled flooring, under stairs storage, access to lounge and kitchen area.

### LOUNGE

13'7" x 10'8" (4.2m x 3.3m)

Laminate flooring and feature fireplace.

### KITCHEN/ DINING ROOM

17'0" x 10'4" (5.2m x 3.1m)

L-shaped kitchen, tiled to floor and tiled splashback.



### BEDROOM 1

11'8" x 10'4" (3.63m x 3.2m)

Double bedroom to the rear of the property, and newly fitted carpet.



### BEDROOM 2

13'7" x 9'1" (4.2m x 2.8m)

Double bedroom to the front of the property, lino flooring and a wall of built in wardrobes.

### BEDROOM 3

9'5" x 7'5" (2.9m x 2.3m)

Single bedroom to the front of the property, carpet to floor and built in wardrobes.

### BATHROOM

6'5" x 5'9" (2m x 1.8m)

Fully tiled and Fitted with wc, whb, bath with shower.



### REAR

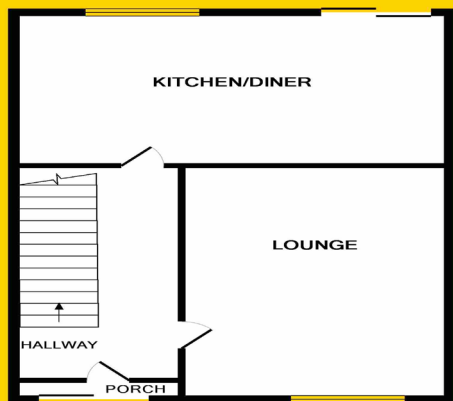
Sunny south facing rear garden, rectangular shape, low maintenance concrete.

### FRONT

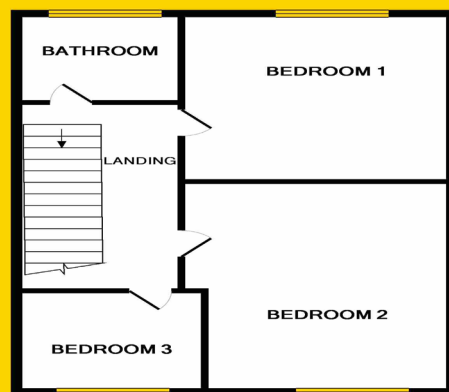
Concrete driveway with lawn garden, walled and gated entrance and additional generous side garden.



## FLOOR PLANS



GROUND FLOOR

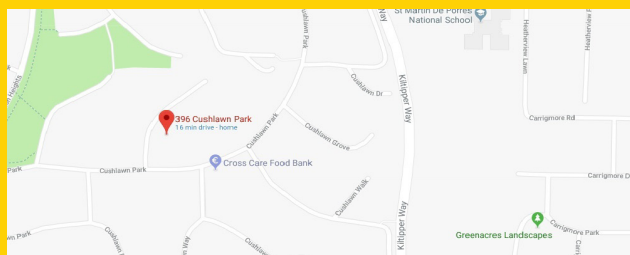


1ST FLOOR

## DIRECTIONS

If travelling on N81 towards Blessington turn left before The Jobstown Inn onto Killinarden Heights. Proceed all the way around and turn right onto Cushlawn Park. Proceed ahead, take the second left turn, and no. 396 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.

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