

**FOR SALE**

BY PRIVATE TREATY

**14 Parklands Court  
Ballycullen  
Dublin 24  
D24T863**



Two Bedroom Apartment  
c.71.9sq.m. /775sq.ft.



**Price: €269,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this magnificent two bedroom own door apartment to the market in Parklands Court, Ballycullen. This exclusive and highly sought after development is located at the foothill 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.

The idyllic triple aspect offers an abundance of light throughout the property all day and interior living accommodation of c. 775 sq ft comprises of front porch, lounge, kitchen/dining room and an inner hallway with access to two double bedrooms and the main family bathroom. No. 14 comes to the market in no less than "turn key" condition throughout having been meticulously maintained by its current owner and will surely appeal to first time buyers, investors and clients looking to downsize. It boasts an unparalleled position within the development and the rear enjoys a communal green areas - ideal for child's play or outdoor relaxation. Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 775 sq ft
- BER D1
- Management fee c. 650 per annum
- Pristine condition throughout
- Bright triple aspect unit
- Own door entrance
- Alarmed
- Gas fired central heating
- Double glazed windows
- Fitted "shaker style" kitchen
- 2 generous double bedrooms
- Communal rear garden space
- Ample parking to front
- Exclusive and highly sought after development
- M50 Motorway found less than 5 minutes by car
- Ideal for first time buyers & clients trading down
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

4'5" x 4'5" (1.4m x 1.4m)

Tiled flooring and access to lounge.

### KITCHEN/ DINING ROOM

13'7" x 12'1" (4.2m x 3.7m)

L-shaped fitted units, tiled to floor and splashback, sliding door to outside communal area.

### LOUNGE

15" x 12.8" (4.6m x 3.9m)

Timber flooring with dual aspect feature fireplace and double doors to kitchen/diner.

### BEDROOM 1

12.4" x 10.1" (3.8m x 3.1m)

Double room with timber flooring and built in wardrobe.

### BEDROOM 2

3'7" x 8'8" (4.2m x 2.7m)

Double bedroom with timber flooring and built in wardrobes.

### BATHROOM

9'5" x 5'9" (2.9m x 1.8m)

Tiled to floor and wet areas, fitted wc, whb and bath with full shower.

### OUTSIDE

Ample parking, manicured common area and green areas



## FLOOR PLANS



## 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 Droeny and he can be contacted on 01 4030720 or 0861409043.

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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For further information or advice, please call:  
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