

FOR SALE

BY PRIVATE TREATY

107 Ard Mor Drive
Tallaght
Dublin 24
D24X9X3



Three Bedroom End Of Terrace
c.79.9sq.m. /860sq.ft.



Price: €190,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom end of terrace property to the market on Ard Mor Drive, Dublin 24. Ard Mor is a pleasant development located just off Fortunestown Lane and "The Drive" boasts an idyllic position towards the rear 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 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. Interior living accommodation of 860 sq. ft. comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms and main family bathroom. To the rear is a sunny garden which can be accessed from the kitchen dining room or the handy side entrance. No. 107 comes to the market presented as a blank canvas but can very easily be transformed into an excellent family home. A magnificent first purchase or an equally keen investment; early interest is a given. Call Ray Cooke Auctioneers today for further information..

FEATURES

- c. 860 sq. ft.
- BER C2
- Gas fired central heating
- Double glazed windows
- Built in wardrobes
- Ideally positioned to the rear of the development
- Ample parking space to front
- Sunny rear garden
- Within walking distance of The Luas
- Ideal for both 1st time buyers & investors
- Viewing highly advised



ACCOMMODATION

LOUNGE

14" x 10" (4.2m x 3.0m)

Timber floor and blinds.



KITCHEN/ DINING ROOM

16" x 9" (4.8m x 2.7m)

Floor and eye level units and access to rear exit, top quality blinds



BEDROOM 1

11" x 12" (3.3m x 3.6m)

Double room to rear of the property, timber floor and top quality blinds and curtains.

BEDROOM 2

10" x 12" (3.9m x 3m)

Double bedroom to front of the property, built in wardrobes and top quality blinds and curtains.



BEDROOM 3

10" x 7" (3m x 2.1m)

Single bedroom to the front of the property, timber floor and top quality blinds and curtains.

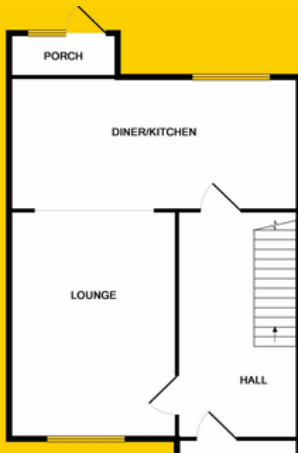
BATHROOM

6" x 6" (1.8m x 1.8m)

Part tiled bathroom with full bath and wash hand basin.



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 Dronney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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