

FOR SALE

BY PRIVATE TREATY

21 Tynan Hall Grove
Kingswood
Dublin 24



Four Bedroom Semi Detached House
c.125.4sq.m. /1,350sq.ft

BER TBC

Price: €335,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this absolutely magnificent four bedroom semi detached family home to the market boasting an enviable cul de sac position within this mature and ever sought after development. The location of Tynan Hall could not be better; with an abundance of amenities on your doorstep including local schools, shops, sports & leisure facilities and Tallaght Hospital. On a transport note you are merely minutes away from a host of bus routes, The Luas and the M50 motorway.

Internal living accommodation of c. 1,350 sq ft, upgraded and decorated to a divine standard, comprises of entrance hallway, guest wc, lounge, open plan L-shaped kitchen/dining room, four generous bedrooms, master bedroom ensuite and main family bathroom. No. 21 is arguably the finest property to come to the Kingswood market in recent months and has been meticulously maintained throughout. The front of the property is not overlooked and with no passing traffic whilst the rear boasts a generous low maintenance garden. Interest is sure.

FEATURES

- c. 1,350 sq ft
- Built c. 1998
- Immaculately presented throughout
- Fully alarmed
- Gas fired central heating
- Double glazed windows
- Front storm porch
- Beautiful high ceilings
- Polished porcelain tiling to ground floor
- L-Shaped kitchen/dining room
- Newly fitted high gloss kitchen with extensive units
- Centre island with further storage
- Velux window to L in kitchen
- 4 large bedrooms
- Recently upgraded bathroom suite
- Generous low maintenance garden
- 2 x storage barna shed



ACCOMMODATION

HALLWAY

17'0" x 5'9" (5.2m x 1.8m)

Polished porcelain tiling to floor, guest w.c, access to kitchen/dining room.

LOUNGE

19'6" x 11'1" (6m x 3.4m)

Laminate flooring, bright bay window, feature fireplace with electric fire.

KITCHEN

18'7" x 20'0" (5.7m x 6.1m)

L-Shaped kitchen/dining room polished porcelain tiling continued from hallway, brand new fully fitted high gloss kitchen with centre island, velux window, sliding patio door to rear and double doors to lounge.



BEDROOM 1

8'8" x 7'8" (2.7m x 2.4m)

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



BEDROOM 2

17'0" x 8'8" (5.2m x 2.7m)

Master bedroom to the front of the property, carpet to floor, blinds, wall of sliderobes, access to ensuite.

BEDROOM 3

10'4" x 8'8" (3.2m x 2.7m)

Double bedroom to the rear of the property, laminate flooring and blinds.



BEDROOM 4

14'1" x 9'8" (4.3m x 3m)

Double bedroom to the rear of the property, carpet flooring, blinds and built in wardrobes.

BATHROOM

6'2" x 5'5" (1.9m x 1.7m)

Fully fitted bathroom with wc, whb and bath with tirtion shower.

OUTSIDE FRONT

Not overlooked, pillars and gated concrete driveway, side lawn garden with hedging.

OUTSIDE REAR

Not overlooked, low maintenance paving, walled to sides and rear, two Barna Sheds with electricity.



FLOOR PLANS



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

If passing Kingswood Luas Stop turn into Kingswood and onto Sylvan Drive. Proceed ahead, passing the shops on your right hand side, and turn left after the school. At the roundabout turn right into Tynan Hall. Proceed ahead with the green on your right hand side and no. 21 is found on your left.

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.

LOCATION



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 and we will contact you.

MORTGAGES

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