

**FOR SALE**

BY PRIVATE TREATY

2 Bellgree Avenue  
Tyrrelstown  
Dublin 15



Three Bedroom Semi Detached  
c.110sq.m. /1,185sq.ft



Price: €249,950

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent four bedroom semi detached family home to the market ideally located on Bellgree Avenue, Dublin 15. Tyrrelstown Town Centre is found within arm's reach along with a range of amenities including Supervalu, Lidl and both primary and secondary schools.

Beautifully presented living accommodation of c. 1,185 comprises of entrance hallway with guest wc, lounge, kitchen dining room, four bedrooms(3 double/1 single), main family bathroom and master bedroom ensuite. No. 2 is a very generous property, ideal for family living, and offers a lengthy list of additional features. It boasts a garage to side; ideal for storage or also for conversion to add further living living space to the property. Early interest is sure to be seen, call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 1,185 sq ft
- Stunning condition throughout
- Gas fired central heating
- Double glazed windows
- Additional garage to side
- Open plan kitchen/dining area
- 3 large double bedrooms
- Ample wardrobe space
- Newly tiled main bathroom suite
- Driveway with off street parking
- Additional visitors parking
- Landscaped low maintenance rear garden
- Highly sought after development
- Within walking distance of Tyrrelstown Town Centre
- M50 & Blanchardstown Shopping Centre within easy reach
- Viewing highly advised!





## ACCOMMODATION

### ENTRANCE HALL

15'7" x 6'2" (4.7m x 1.9m)

Laminate flooring, access to lounge, kitchen/dining room and guest w.c.

### LOUNGE

16'7" x 12'1" (5.1m x 3.7m)

Timber flooring, feature fireplace with gas fire, bright bay window, venetian blinds.

### KITCHEN/ DINING ROOM

18'3" x 11'80" (5.6m x 3.6m)

Fitted kitchen with shaker style unit and ample worktop space, tiled to floor and to splashback, sliding door to rear garden.



### BEDROOM 1

10'4" x 8'2" (3.2m x 2.5m)

Single bedroom to the front of the property, laminate flooring, built in wardrobes and venetian blinds.



### BEDROOM 2

13'7" x 10'1" (4.2m x 3.1m)

Double bedroom to the front of the property, laminate flooring, built in wardrobes and venetian blinds.

### BEDROOM 3

12'1" x 10'1" (3.7m x 3.1m)

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

### BATHROOM

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

Newly tiled and fitted bathroom with w.c, whb, and bath with shower attachment.



### OUTSIDE FRONT

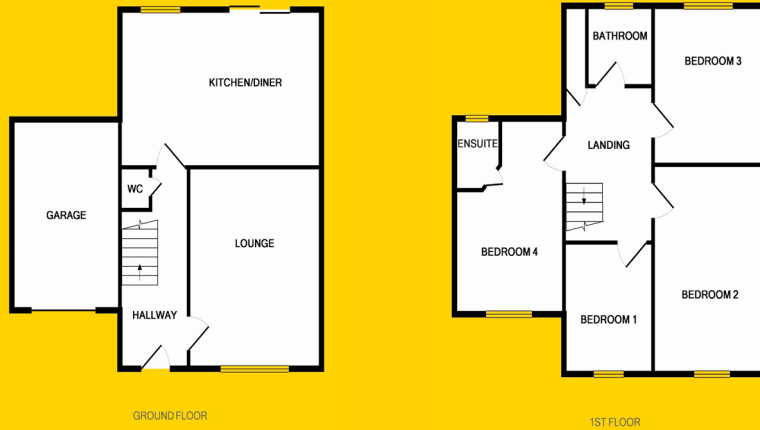
Cobblelock to entrance, side tarmac driveway with ample communal green space, additional visiting parking space.

### OUTSIDE REAR

Not directly overlook, walled and fenced to sides and rear. Low maintenance paving with feature lawn area and boarder planting.



## FLOOR PLANS

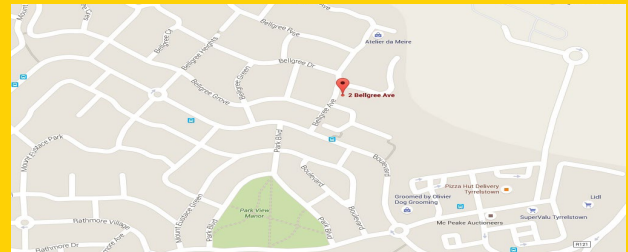


OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

On entering Tyrrelstown proceed ahead at the roundabout take the 2nd exit onto Boulevard. Proceed ahead and turn right onto Bellgree Avenue. No. 2 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.

## MORTGAGES

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**Ray Cooke**  
Financial Services Ltd

For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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