

FOR SALE

BY PRIVATE TREATY

**18 St. Maelruans Park
House & Site
Tallaght
Dublin 24
D24E2KF**



Three Bedroom End of Terrace
c.91sq.m /975sq.ft



Price: €335,000

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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this THREE BED HOUSE + SITE WITH FULL PLANNING PERMISSION tucked away in the desirable and mature setting of St. Maelruan's Park. This ever sought after development is ideally positioned in the fringe of Tallaght Village and finds a wealth of amenities on its doorstep including The Square Shopping Centre, Tallaght Hospital, the M50 Motorway and The Luas Red Line. Internal living accommodation of c. 975 sq ft comprises of entrance hallway with store room, family bathroom, lounge, kitchen and three bedrooms. You will find ample of street parking to the front and a most generous rear garden which is not overlooked. The side to side comes with full planning permission as follows - Demolition of existing side shed and building a new two storey, semi-detached dwelling house with converted attic space with a single storey element to rear, widening existing vehicular access to serve new dwelling house and forming new vehicular access to serve existing dwelling on site - and full information can be found using planning reference SD17A/0409. A prime opportunity for local first time buyers looking to step onto the property ladder along with developers looking for a profitable project which proves increasingly difficult to acquire in West Dublin.



FEATURES

- 3 BED HOUSE + SITE WITH FULL PLANNING PERMISSION
- Planning Ref SD17A/0409
- c. 975 sq ft
- BER D1
- Off street parking to front
- Generous rear garden/Not overlooked
- Mature and peaceful development
- Idyllic cul de sac position
- On the fringe of Tallaght Village
- The Square Shopping Centre & Tallaght Hospital within walking distance
- The Luas & M50 Motorway within a short stroll
- Ideal for local first time buyers
- Prime for builders/developers
- Viewing highly advised



ACCOMMODATION

HALLWAY

31'1" x 5'9" (9.5m x 1.8m)

Tiled floor access to lounge, bathroom, kitchen and under stair storage.

LOUNGE

14'7" x 12'4" (4.5m x 3.8m)

Timber floor, feature fireplace, open access to kitchen..



KITCHEN

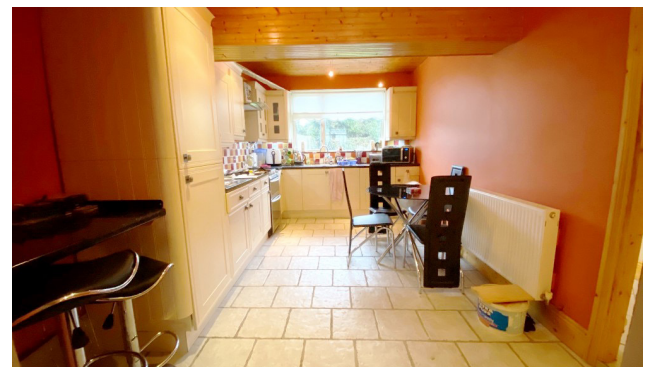
15.4' x 9'5" (4.7m x 2.9m)

Fitted kitchen, tiled floor and splashback.

BATHROOM

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

Tiled floor and to waist level, wc, wash hand basin, bath and shower cubicle.



REAR

Walled and fenced mature trees and hedging.

BEDROOM 1

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

Double bedroom to front of property, built in wardrobe, timber floor.

BEDROOM 2

11'4" x 9'5" (3.5m x 2.9m)

Double bedroom to rear of the property, timber floor and sliderobes.

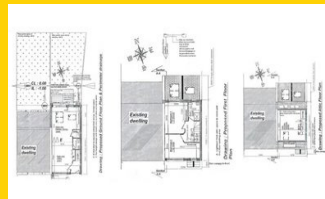
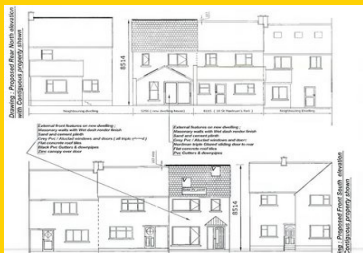


BEDROOM 3

8'2" x 7'8" (2.5m x 2.4m)

Single bedroom to rear of property, timber floor and built in wardrobe.





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 4030720 or 087 1368084

Alternatively you can send an email to ross@raycooke.ie and we will contact you.



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