

**FOR SALE**

BY PRIVATE TREATY

**3 Deerpark Lodge  
Kiltipper  
Dublin 24  
D24 AK06**



Two Bedroom Apartment  
c.54sq.m /580sq.ft



**Price: €195,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this excellent two bedroom ground floor apartment to the market in this very popular and well located development at the foothills of the Dublin Mountains. Deerpark is within easy reach of all local amenities including shopping facilities, pubs, schools and has excellent transport links. The area is well serviced with excellent road networks and also has the Red Luas Line within striking distance. Bright and tastefully decorated living accommodation of c. 580 sq.ft (c. 54 sq m) comprises of entrance hall, two double bedrooms, main bathroom suite and open plan lounge/dining room/kitchen area. The open plan living space leads onto a sunny patio with an enviable sunny orientation. No. 3 is prime for 1st time buyers but is equally likely to be a hit with investors due to the attractive yields on offer locally. It has been meticulously maintained over the years and features upgraded floors, curtains and furnishings. To be seen is to be appreciated - Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- Fantastic location
- c. 580 sq ft
- c. 54 sq m
- In excellent condition
- Upgraded floors, curtains & furnishings
- Sunny Patio to front & rear
- Management fees circa €1000 per year
- Abundance of parking
- Electric heating
- Two double bedrooms
- Double Glazed windows
- Close to schools
- Highly sought after development
- Within easy reach of The Square Shopping Centre
- The Luas & M50 Motorway with a couple of minutes drive
- Local shops within walking distance
- Viewing highly advised



## ACCOMMODATION



### LIVING/ KITCHEN

12'59" x 18'14" (3.84 x 5.53m)

Living room to the rear of the property. Top quality floors. Acces to rear patio.

### BATHROOM

7'21" x 6'56" (2.2m x 2m)

Part tiled, fitted bath, WC & WHB.

### BEDROOM 1

13'68" x 10'49" (4.17m x 3.2m)

Double bedroom to the front of the property. Top quality flooring.

### BEDROOM 2

13'71" x 7'74" (4.18m x 2.36m)

Single bedroom to the front of the property. Top quality flooring.





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.  
Made with Metreps 1 (2021)

## 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 Droney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to [James@raycooke.ie](mailto:James@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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