

**FOR SALE**

BY PRIVATE TREATY

23 Tramway Court  
Tallaght  
Dublin 24



2 Bedroom Apartment  
c.56sq.m. / 600sq.ft.

**BER** TBC

**Price: €129,950**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine two bedroom apartment to the market located on the ground floor of Tramway Court, Tallaght. This magnificent development is ideally positioned in the heart of Tallaght Village and with every conceivable amenity within walking distance including The Square Shopping Centre, Tallaght IT, Tallaght Hospital and a host of shops, restaurants and bars.

On a transport note you will find bus routes right at the front of the development, the M50 motorway within minutes drive and the Luas red line at arm's reach bringing you into Dublin's City Centre in 25 minutes. Living accommodation of c. 600 sq ft comprises of entrance hallway, lounge/dining room, kitchen, two double bedrooms, main family bathroom and master ensuite. No. 23 is presented in immaculate condition throughout and has just been fitted with brand new carpets. Early interest is guaranteed; call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 600 sq ft
- Management fee c. 1400 per annum
- Ground floor
- Immaculate condition throughout
- Newly fitted carpet
- Electric storage heating
- 2 double bedrooms
- Extra large master bedroom
- Bathroom & ensuite
- Underground parking
- Within arm's reach of Tallaght IT
- Within a stone's throw of The Luas Red Line
- Located in the heart of Tallaght Village
- Fantastic investment potential!





## ACCOMMODATION

### ENTRANCE HALL

14'8" x 2'9" (4.5m x 0.9m)

Carpet to floor. Access to lounge, bathroom and 2 bedrooms.

### LOUNGE/DINING

11'8" x 14'8" (3.6m x 4.5m)

Carpet to floor. Bright window. Access to kitchen.

### KITCHEN

8'8" x 5'9" (2.7m x 1.8m)

Fitted kitchen units. Lino flooring.



### BEDROOM 1

12'8" x 6'9" (3.9m x 2.1m)

Double bedroom to the rear of the property. Carpet to floor. Venetian blinds.



### BEDROOM 2

16'4" x 11'5" (5m x 3.8m)

Double bedroom to the rear of the property. Carpet to floor. Venetian blinds. Built in wardrobes. Access to large ensuite.



### BATHROOM

5'6" x 5'2" (1.7m x 1.6m)

Fitted bathroom suite with wc, whb and shower cubicle. Fully tiled.



## FLOOR PLANS



Our floor plans are provided for the sole purpose of giving you an idea as to the relative sizes of the rooms and are not intended to be used as a basis for any legal proceedings. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.

## DIRECTIONS

If travelling out of Tallaght Village proceed ahead passing AIB Bank on the right hand side and straight through the next traffic light junction onto Main Street. Continue on until you see The Metro Bar on the right hand side. The tramway Court development is located to the rear.

## 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](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

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



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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### CLONDALKIN

(Head Office) 3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
F +353 (0)1 40 30 760  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght, Dublin 24

T +353 (0)1 45 99 288  
F +353 (0)1 40 30 760  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure, Dublin 6W

T +353 (0)1 68 75 800  
F +353 (0)1 40 30 760  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)



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