

**FOR SALE**

BY PRIVATE TREATY

**80 Alpine Rise  
Belgard Heights  
Dublin 24  
D24W7K6**



ThreeBedroom Dormer Bungalow  
c.83.61sq.m. /900sq.ft.



**Price: €265,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are proud to present this fine three bedroom detached dormer bungalow to the market ideally located in Alpine Rise, Dublin 24. This mature and highly sought after development finds itself within easy reach of all local amenities including shops, schools, leisure centres, The Square Shopping Centre and Tallaght Hospital. Transport links abound as within minutes you will find the red LUAS line, a host of bus routes, the M50 motorway and the N7. Extremely well laid out interior living accommodation of c. 900 sq. ft. comprises of entrance hallway, main bathroom, large lounge, kitchen/dining room and three bedrooms (2 double bedrooms and 1 single). The kitchen dining room leads onto a large sunny garden with a well maintained lawn area. No. 80 comes to the market presented as a blank canvas for one astute purchaser to put their own stamp on the property. Featuring built in wardrobes, gas fired central heating and a large green area to the front this one is sure to be popular. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 900 sq ft
- 3 Bed / 1 Bath
- FIRST TIME BUYERS / DOWNSIZERS DREAM
- Green area to front
- Off Street Parking
- Gas fired central heating
- BERTBC
- Presented as a blank canvas
- Sunny garden to the rear
- Close to schools
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised





## ACCOMMODATION

### KITCHEN/DINER

19'0" x 10'8" (5.8m x 3.3m)

Spacious room stretching the full width of the property, door to rear garden and tiled floor

### LOUNGE

11'4" x 11'8" (3.5m x 3.6m)

Timber effect floor, large window.

### GARDEN

Spacious with lawn, patio and side entrance.

### BEDROOM 1

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

Spacious bedroom, downstairs, laminate floor and top quality curtains.

### BEDROOM 2

13'1" x 11'4" (4m x 3.3m)

Double room to front of the property, built in wardrobe, top quality blinds and curtains, laminate floor.

### BEDROOM 3

9'3" x 10'8" (2.8m x 3.3m)

Double room to rear of the property, access to attic, top quality blinds and curtains

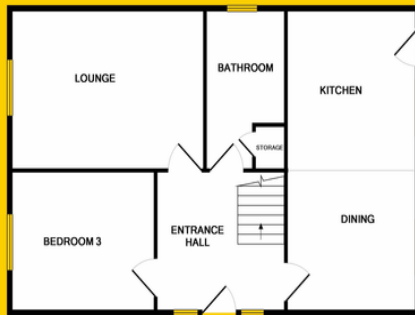
### BATHROOM

11'4" x 5'9" (3.5m x 1.8m)

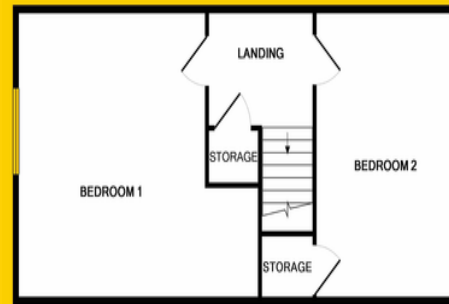
Part tiled with full bath, wc and wash hand basin.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

## 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 4599 288 or 086 140 9043.

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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



For further information or advice, please call:  
**01 6875800**

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

### CLONDALKIN

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

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

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

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

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

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

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

**raycooke.ie**

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.