

**FOR SALE**

BY PRIVATE TREATY

6 St Aongus Crescent  
Tymon North  
Dublin 24



3 Bed End of Terrace  
c.80q.m. /861sq.ft



Price: €240,000

raycooke.ie  
PSRA LICENCE NO. 002307

## DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this spacious three bedroom end of terrace family home with garage to the market. The property is situated in a quiet cul de sac on arguably one of the most sought after roads in Tymon North and overlooks a large green area to the front. This highly sought after location is nicely tucked away just off the N81 & finds itself within a stone's throw of every local amenity including the Luas line, schools, pubs, restaurants & the M50 motorway providing easy access to the city. Accommodation consists of hallway with storm porch, lounge, kitchen cum dining room with French doors leading out to a large decked area & stunning south west facing rear garden. Upstairs you will find three bedrooms, two double & one single & a family bathroom. There is a garage attached that is suitable for storage or for conversion. Early viewing is recommended so call Ray Cooke today!

## FEATURES

- Size: c.80sqm/860sqft (excluding garage)
- Gas fired central heating
- Double glazed windows
- Fully alarmed
- South West Facing rear garden
- Cul de sac location
- Overlooking green area to front
- Off street parking
- 3 bed end of terrace
- Large decked area
- Garage to side that could be easily converted subject to PP.



## ACCOMMODATION

### HALLWAY

10'4" x 6'2" (3.2m x 1.9m)

Storm porch, tiled floor, quality blinds with carpet on stairs and landing

### LOUNGE

12'4" x 11'8" (3.8m x 3.6m)

Timber floor with TV point and quality blinds.

### KITCHEN

11'4" x 17'7" (3.5m x 5.4m)

Fully fitted kitchen with double oven & hob with extractor fan. Washing machine, fitted fridge, fully tiled floor and splashback. Quality blinds, feature fireplace and timber surround.

### REAR

South west facing, decked area, lawn fully walled, outside tap.

### BEDROOM 1

12'7" x 9'5" (3.9m x 2.9m)

Double room with built in wardrobe, timber floor and quality blinds.

### BEDROOM 2

10'7" x 11'1" (3.1m x 3.4m)

Double room with built in wardrobe, timber floor and quality blinds.

### BEDROOM 3

9'8" x 7'8" (3m x 2.4m)

Single room with built in wardrobe, timber floor and quality blinds.

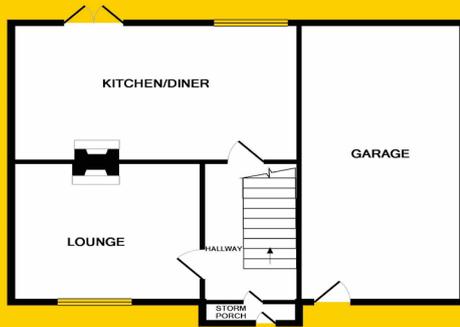
### BATHROOM

6'5" x 5'9" (2m x 1.8m)

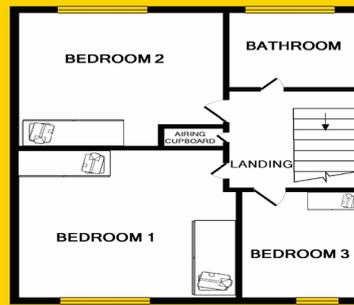
Fully tiled with shower unit, glass panels & Triton T90xT electric shower, wash hand basin, w.c. and mounted towel rail and spotlights.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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

Heading north on Castletymon Road past the Penny Black Tavern, turn left onto St. Aongus Road, then left onto St Aongus Crescent and No. 6 is on the right hand side, you will see the Ray Cooke for sale sign at the front of the property.

## 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

Ray Cooke and he can be contacted on **01 4599 288 or 087 969 3789.**

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

## MORTGAGES

- Pre-approved Mortgage
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**Ray Cooke**  
Financial Services Ltd

For further financial advice, please call:  
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