

**FOR SALE**

BY PRIVATE TREATY

**91 Parklands Court  
Ballycullen  
Dublin 24**



Two Bedroom Apartment  
c.72sqm.m/775sq.ft.



**Price: €265,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this alluring two bedroom own door apartment to the market in Parklands Court, Ballycullen. This exclusive and highly sought after development is located at the foothill of the Dublin mountains and is bounded by attractive planting and manicured green space. It is conveniently located within a stones throw of an array of amenities including local shops, shopping centres, primary and secondary schools; not to mention the M50 motorway less than 5 minutes by car.

The idyllic triple aspect offers an abundance of light throughout the property all day and interior living accommodation of c. 775 sq ft comprises of front porch, lounge, kitchen/dining room and an inner hallway with access to two double bedrooms and the main family bathroom. No. 91 comes to the market in no less than "turn key" condition throughout having been meticulously maintained by its current owner and will surely appeal to first time buyers and clients looking to downsize. It boasts an unparalleled position within the development, tucked away with minimal passing traffic. Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 775 sq ft
- BER C3
- Management fee c. 650 per annum
- Pristine condition throughout
- Bright triple aspect unit
- Own door entrance
- Alarmed
- Gas fired central heating
- Double glazed windows
- Fitted "shaker style" kitchen
- 2 generous double bedrooms
- Sunny westerly rear aspect
- Communal rear garden space
- Tucked away in the most peaceful section of the development
- Ideal cul de sac position
- Ample parking to front
- Exclusive and highly sought after development
- M50 Motorway found less than 5 minutes by car
- Ideal for first time buyers & clients trading down
- Viewing highly advised!



## ACCOMMODATION

### LOUNGE

14'7" x 12'7" (4.5m x 3.9m)

Accessed to through private hallway, timber flooring, bright dual aspect room, double doors to kitchen, access to inner hallway.

### KITCHEN/DINING

13'7" x 12'4" (4.2m x 3.8m)

Fitted shaker style kitchen, tiled splashback, porcelain floor tiling, bright dual aspect room, sliding door to rear garden.

### BEDROOM 1

11'4" x 10'1" (3.5m x 3.1m)

Double bedroom, carpet to floor, built in wardrobes and blinds.

### BEDROOM 2

13'7" x 8'8" (4.2m x 2.7m)

Double bedroom, carpet to floor, built in wardrobes and blinds.

### BATHROOM

9'1" x 5'9" (2.8m x 1.8m)

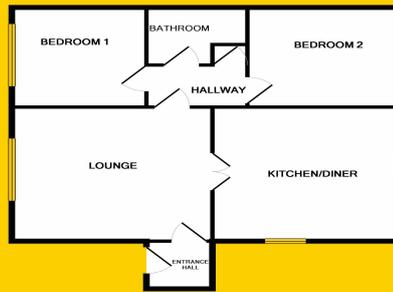
Fitted with wc, whb and bath with shower, tiled floor

### FRONT GARDEN

Peaceful cul de sac position, ample parky, manicured planted and green areas.



# FLOOR PLANS

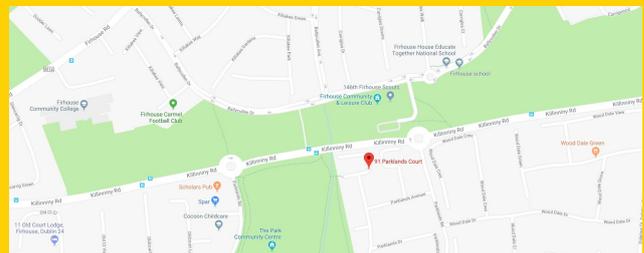


Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Please visit [Mapbox.com](http://Mapbox.com) for more information.

## DIRECTIONS

If travelling on Firhouse Road from Rathfarnham, turn left onto Ballycullen Road at Mortons Pub junction. Proceed ahead through the first set of traffic lights and at the next major traffic light junction turn right. At the roundabout take the first exit onto Parklands Road, turn right into the estate and at the T junction turn left. No. 91 can be found on the right hand side.

## LOCATION



## 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 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

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

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