

**FOR SALE**

BY PRIVATE TREATY

12 Castle Lawns  
Tallaght  
Dublin 24  
D24DF4W



Three Bedroom Terraced House  
c.79.9sq.m. /860sq.ft.



Price: €229,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this excellent three bedroom mid-terraced property to the market on the ever popular Castle Lawns, Dublin 24. The property is conveniently located just moments from Tallaght village where you will find yourself within easy reach of schools, shops, restaurants, and a whole host of other local amenities the Tallaght area has to offer. The M50 Motorway and Tallaght Village are within a couple of minutes by car and the transport links in the area are second to none with bus stops close by and the LUAS at the Square Shopping Centre within easy reach. Modern and recently upgraded interior living accommodation of c. 860 sq. ft. comprises of entrance hallway, lounge, kitchen, dining room, three bedrooms (2 double/1 single) and main family bathroom. To the rear is an extra large garden which is not overlooked and features an enviable westerly orientation. Number 12 is presented as a blank canvas and offers an astute purchaser the opportunity to put their own stamp on the property by installing their own kitchen. The long list of recent upgrades include a brand new bathroom suite, full rewiring and upgraded flooring throughout. This one is sure to be a hit with first time buyers looking to set down roots in one of Tallaght's most sought after addresses. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 860 sq. ft.
- Offers purchaser the opportunity to put their own stamp on the property by installing their own kitchen
- Completely refurbished throughout
- Upgraded windows
- Fully rewired
- Brand new flooring
- Stunning fully tiled bathroom suite with triton power shower
- Gas fired central heating
- FIRST TIME BUYERS DREAM
- Private west facing rear garden with rear laneway access
- Off Street parking for multiple cars
- Within minutes' drive of M50 motorway
- Tallaght Village within easy reach
- Local shops & schools within walking distance
- Magnificent family home!



## ACCOMMODATION

### LOUNGE

12" x 11" (3.6m x 3.3m)

Upgraded flooring, freshly painted and open fireplace, with brick surround.

### DINING ROOM

12" x 11" (3.6m x 3.3m)

Upgraded flooring rear window and southerly aspect.

### KITCHEN

9" x 8" (2.7m x 2.4m)

Laminate floor and glass panelled door to rear.

### REAR GARDEN

West facing with lawn patio & barna shed, access to rear laneway.

### BEDROOM 1

12" x 8" (12m x 8m)

Double bedroom to rear of the property, new carpets and freshly painted.

### BEDROOM 2

12' x 13" (3.6m x 3.9m)

Double room to front of the property, top quality carpets and freshly painted

### BATHROOM

5" x 7" (1.5m x 2.1m)

Fully tiled bathroom suite fitted with power shower recently upgraded and wash hand basin, wc.

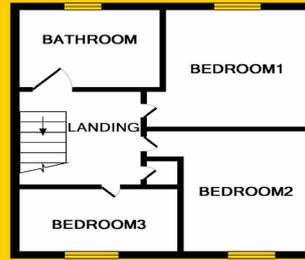
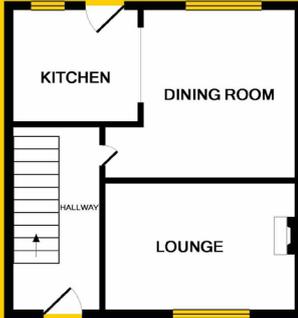
### BEDROOM 3

8' x 9" (2.4m x 2.7m)

Spacious room to front of the property, built in wardrobe and upgraded carpets.



## FLOOR PLANS



## 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 Dronney 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

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For further information or advice, please call:  
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