

**FOR SALE**

BY PRIVATE TREATY

7 Kiltipper Rise  
Tallaght  
Dublin 24  
D24RC99



Three Bedroom Semi Detached  
c.102.2sq.m. /1,100sq.ft.



**Price: €275,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent three bedroom semi-detached property located in the ever popular Kiltipper Rise, boasting an enviable cul-de-sac position within this mature and tree lined avenue no.7 is the perfect family home. The location is next to none as you are within easy reach of The Square Shopping Centre, Tallaght Hospital, schools and leisure facilities. Transport links abound with the LUAS, N81 and M50 motorway all within minutes.

The property is in fantastic condition with accommodation of c. 1,100 sq. ft. (100 sq. m) comprises of entrance hallway with downstairs bathroom, lounge, open plan kitchen/dining room, three double bedrooms, main family bathroom and master bedroom en-suite. No. 7 is presented in beautiful condition throughout and is sure to cause a stir among a wide range of 1st time buyers. It boasts gas fired central heating, double glazed windows, balcony and is ready to go. Do not miss this one. Call Ray Cooke Auctioneers for further information or to arrange a viewing!

## FEATURES

- c. 1,100 sq. ft.
- BER D1
- Beautifully family home
- Impeccable condition throughout
- Treble glazed windows
- Fully alarmed
- Built in wardrobes throughout
- Cul-de-sac position
- Stunning garden with enviable SOUTH FACING orientation
- 3 bed/ 3 bath
- Mature settled development
- All essential amenities within easy reach
- M50 motorway found merely minutes by car
- The Luas easily accessible





# ACCOMMODATION

## HALLWAY

5'9" x 16'7" (1.8m x 5.1m)

Tiled flooring with carpet to stairs and landing, access to lounge and kitchen.

## LOUNGE

15'7" x 9'8" (4.8m x 3.0m)

Bright lounge to the front of the property with laminate flooring, feture electric fireplace and double doors to kitchen.

## KITCHEN/DINING

16'7" x 17'7" (5.1m x 5.4m)

Fully fitted kitchen with a range of eye and floor level units with tiled flooring, open plan dining area with laminate flooring and double doors to rear garden.

## BEDROOM 1

7'8" x 14'7" (2.4m x 4.8m)

Double bedroom to the rear of the property with carpet flooring and built in wardrobes.

## BEDROOM 2

8'8" x 14'7" (2.8m x 3.7m)

Double bedroom to the front of the property with carpet flooring and built in wardrobes.

## BEDROOM 3

10'8" x 10'8" (3.3m x 3.3m)

Single bedroom to the front of the property with carpet flooring.

## BATHROOM

7'5" x 7'2" (2.3m x 2.2m)

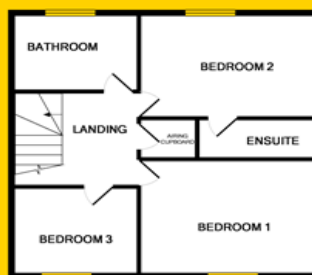
Fully fitted bathroom with w.c, whb and bath, tiled floors and walls.



## 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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

Alternatively you can send an email to [conor@raycooke.ie](mailto:conor@raycooke.ie) and we will contact you.



## MORTGAGES

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- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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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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