

FOR SALE

BY PRIVATE TREATY

**79 Sundale Park
Tallaght
Dublin 24
D24 A97D**



Three Bedroom Semi Detached House
c.80sq.m /860sq.ft



Price: €270,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom semi detached property to the market ideally positioned in the ever sought after Sundale Park, D24. This great development is located within arm's reach of Citywest Shopping Centre, Citywest Business Park, The Luas, the N7, N81 and the M50 motorway, the location is truly next to none. Bright and spacious living accommodation of c. 80 sq m (860 sq ft) comprises of entrance hall, lounge, kitchen/dining room, three bedrooms (2 double/one single) and main family bathroom. To the rear is an extra sunny rear garden which is not overlooked and boasts an enviable SOUTH WEST FACING orientation. Number 79 is presented as a blank canvas having been freshly painted and boasts a long list of additional features including a recently upgraded gas boiler, built in wardrobes and off street parking for multiple cars. An absolutely ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 860 sq ft
- c. 80 sq m
- Not overlooked to rear
- New gas boiler!
- Large garden with SOUTH WESTERLY orientation
- Presented as a blank canvas
- Side entrance
- Fully tiled bathroom suite
- Built in wardrobes
- Within reach of the Luas
- Stunning front and rear gardens
- Double glazed windows throughout
- Gas fired central heating
- Citywest Shopping Centre within easy reach
- Bus routes found within 3-4 minutes walk



ACCOMMODATION



LOUNGE

14'7" x 13'4" (4.5m x 4.1m)

Spacious room to the front of the property. Laminate floor. Top quality blinds

KITCHEN / DINING AREA

16'4" x 11'8" (5.5m x 3.6m)

Laminate and tiled flooring. Tiled splash back and fitted eye level units. Double doors with access to the rear of the property.



BATHROOM

7'8" x 5'7" (2.4m x 1.7m)

Part tiled with fitted bath, wc and whb.

BEDROOM 1

10'8" x 11'4" (3.6m x 3.5m)

Double room to the rear of the property. Built in wardrobes, access to ensuite.



BEDROOM 2

10'4" x 12'4" (3.2m x 3.8m)

Double room to the front of the property. Built in wardrobes. Laminate floors.

BEDROOM 3

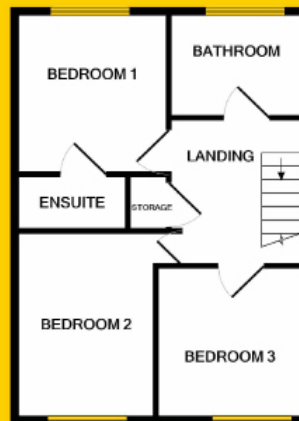
7'21" x 5'90" (2.2m x 1.8m)

Double Room to the front of the property. Built in wardrobes. Laminate flooring.





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 she can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
01 40 30 720

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CLONDALKIN

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

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

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

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

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

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

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

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

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie

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