

**FOR SALE**

BY PRIVATE TREATY

9 Drumcairn Avenue  
Tallaght  
Dublin 24  
D24 E30A



Three Bedroom Mid Terrace  
c.90.sq.m /965.sq.ft

**BER** TBC

**Price: €199,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning three bedroom mid terrace property to the market overlooking a green area in Drumcairn Estate, Dublin 24. The location is next to none as there are local shops, sports clubs, schools and churches nearby. The Square Shopping Centre, Fettercairn Luas stop and bus routes are also within close walking distance. Bright and spacious living accommodation of c. 90 sq. m (965 sq. ft.) comprises of entrance porch, lounge, kitchen/dining room, three bedrooms (two double/1 single) and main bathroom. The rear is low maintenance and is not overlooked while the front allows for parking of multiple cars.

Number 9 is an absolutely perfect starter home and features polished porcelain tiling, gas fired central heating and top quality windows and doors. Do not miss this opportunity! Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- 90 sq. m (965 sq. ft.)
- PRISTINE condition throughout
- Double glazed windows
- Gas fired central heating
- Extended front porch
- L shaped kitchen
- Polished porcelain tiling throughout downstairs
- Built in wardrobes
- Ample off street parking
- Large rear garden which is not overlooked
- Overlooking a green area
- Transport links within easy reach
- Ideal 1st time buyer opportunity!





## ACCOMMODATION

### LOUNGE

10'8" x 11'8" (3.3m x 3.6m)

Bright lounge to the front of the property with porcelain tiling.

### KITCHEN

17'0" x 14'4" (5.2m x 4.4m)

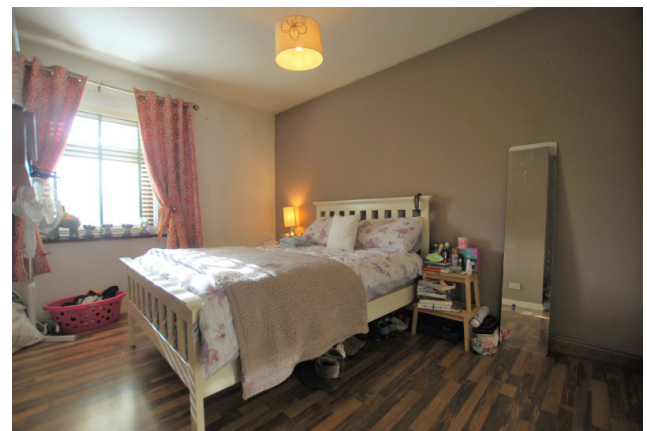
Fully fitted kitchen with floor and eye level units, tiled flooring, dining area and access to rear garden.



### BEDROOM 1

10'8" x 9'5" (3.3m x 2.9m)

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



### BEDROOM 2

10'8" x 14'1" (3.3m x 4.3m)

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



### BEDROOM 3

9'5" x 7'5" (2.9m x 2.3m)

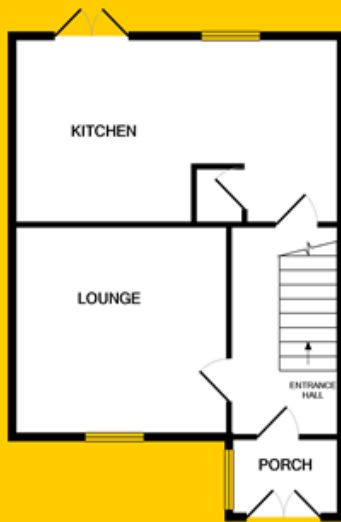
Single bedroom to the front of the property with built in wardrobes and laminate flooring.

### BATHROOM

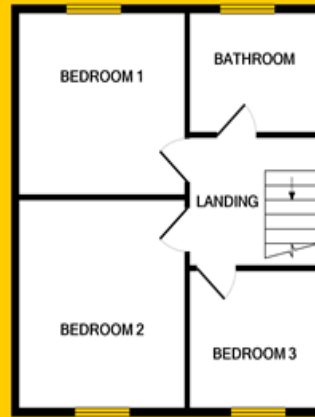
5'9" x 6'5" (1.8m x 2.0m)

Fully fitted bathroom with w.c., w.h.b and shower unit, fully tiled.





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 he can be contacted on 014599288 or 086 1409043

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



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