

FOR SALE

BY PRIVATE TREATY

**156 Killinarden Heights
Tallaght
Dublin 24
D24 F86K**



Three Bedroom Mid Terrace
c. 83.6 sq.m / 900 sq.ft



Price: €249,950

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this FANTASTIC three bedroom terraced property to the market in the hugely popular Killinarden Heights, Tallaght, Dublin 24. This mature and most desirable development boasts a superb location just off the N81 and with a wide array of essential amenities all within arm's reach including a variety of primary & secondary schools, a choice of sports & recreational facilities, The Square Shopping Centre and Tallaght Hospital. On a transport note you will reach both the M50 Motorway and The Luas merely minutes by car. Internal living accommodation of c. 900 sq. ft. comprises of entrance hallway, large lounge, kitchen/dining room, three bedrooms and a main family bathroom. To the rear is a sunny low maintenance garden with mature planting and block built shed. No. 156 has been tastefully maintained and upgraded by its current owners and comes to the market in great condition throughout. Sure to cause a stir among a wide range of buyers – Immediate interest is guaranteed. Call Ray Cooke Auctioneers today for further information or to arrange a viewing!!

FEATURES

Great condition throughout
Double glazed windows
Oil fired central heating
900 sqft / 83.6 sqm
BER C3
Fully tiled bathroom suite with shower enclosure
Built in wardrobes
Large lounge
Low maintenance rear garden
Large block built shed
Off street parking for multiple cars to the front
Overlooking green area to front
Mature and sought after development
Within easy reach of local shops & schools



ACCOMMODATION



ENTRANCE HALL

14'9" x 5'7" (4.55m x 1.75m)

Hardwood floors, carpet to stairs and landing, doors to kitchen and lounge

KITCHEN

16'8" x 10'7" (5.14m x 3.28m)

Tiled walls, floor and eye levels units, integrated oven, induction hob, sliding doors to rear garden



LOUNGE

10'6" x 15'2" (3.24m x 4.64m)

Hardwood floor, freshly painted walls and ceiling, double glazed windows

BEDROOM 1

13'8" x 10'4" (4.22m x 3.17m)

Hardwood flooring, fitted wardrobes, double glazed windows, top quality curtains and blinds



BEDROOM 2

10'1" x 6'9" (3.1m x 2.13m)

Carpet floor, freshly painted walls and ceilings, built in wardrobes



BEDROOM 3

9'3" x 7'6" (2.85m x 2.32m)

Carpet floors, fitted wardrobes, double glazed windows, top quality curtains and blinds

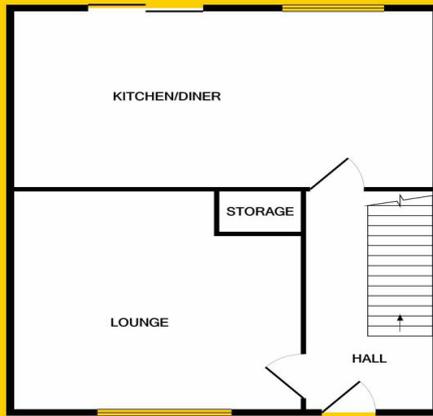
BATHROOM

5'7" x 6'6" (1.74m x 2.03m)

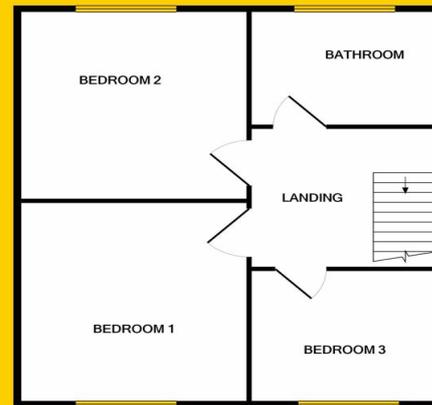
Hardwood flooring, wc, wash hand basin, shower enclosure, fully tiled bathroom suite



FLOOR PLAN



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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

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



MORTGAGES

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For further information or advice, please call:

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