

**FOR SALE**

BY PRIVATE TREATY

37 Russell Lawns  
Tallaght  
Dublin 24  
D24C2F5



Three Bedroom End of Terrace House  
c.88.3sq.m. /950sq.ft.

**BER** TBC

**Price: €195,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine three bedroom end of terrace property to the market superbly located facing onto the green area at Russell Lawns, Dublin 24. The location is absolutely ideal as there are shops, schools and leisure facilities on your doorstep along with the Citywest Shopping Centre, the Square Shopping Centre and Tallaght Hospital all within easy reach. Transport links abound as the red LUAS line, the M50 and the N7 can be found in minutes. Bright and airy interior living accommodation of c. 88 sq. m (c. 950 sq. ft) comprises of entrance hall, guest w.c, lounge, kitchen/dining room, three spacious bedrooms (master ensuite) and main family bathroom. Double doors from the kitchen dining room lead onto a spacious rear garden with an enviable south westerly orientation. Featuring decking and a lawn area the garden is perfect for summer entertaining. Number 37 comes to the market in great condition and boasts a long list of additional features which includes gas fired central heating, upgraded flooring and built in wardrobes. This one is prime for first time buyers but is equally likely to be a hit with investors due to the attractive yields on offer locally. Early viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- C. 950 sq. ft.
- BERTBC
- 3 bed/3 bath
- Overlooking a large green area
- Gas central heating
- Ample parking
- Double glazed windows throughout
- Fitted kitchen
- Built in wardrobes
- Sunny rear garden with SOUTH FACING orientation
- Modern build (Built c. 2005)
- Easy Access to the N81 / M50
- Within walking distance of The LUAS



## ACCOMMODATION

### KITCHEN/DINER

16'0" x 9'8" (4.9m x 3m)

Tiled floor and splashback, floor & eye level units, integrated appliances and double doors to rear decking.

### LIVING ROOM

18'3" x 13'4" (5.6m x 4.1m)

Open room to front of the property, timber flooring and electric fire with timber surround and double doors to kitchen, diner and understairs storage.

### GARDEN

South facing with decking lawn area and recently treated panelling.

### MASTER BATHROOM

7'5" x 5'9" (2.3m x 1.8m)

Part tiled with wc, wash hand basin and full bath.

### BEDROOM 1

9'1" x 11'4" (2.8m x 3.5m)

Master to rear of the property, laminate floor built in wardrobe and top quality blinds.

### BEDROOM 2

9'1" x 13'4" (2.8m x 4.1m)

Double room to front of the property, carpet floor built in wardrobe and top quality blinds.

### BEDROOM 3

9'1" x 7'8" (3m x 2.4m)

Double room to front of the property, carpet floor built in wardrobe and top quality blind

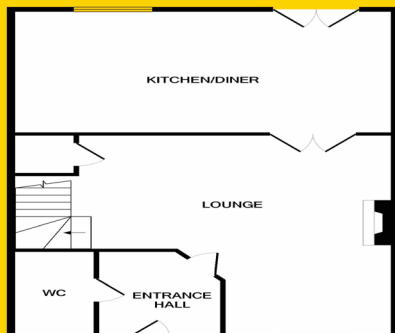
### EN SUITE

5'2" x 6'5" (1.6m x 2m)

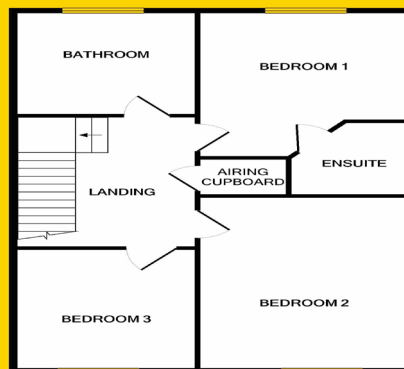
Laminate floor wc, wash hand basin and shower cubicle.



## 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

James Droney 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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