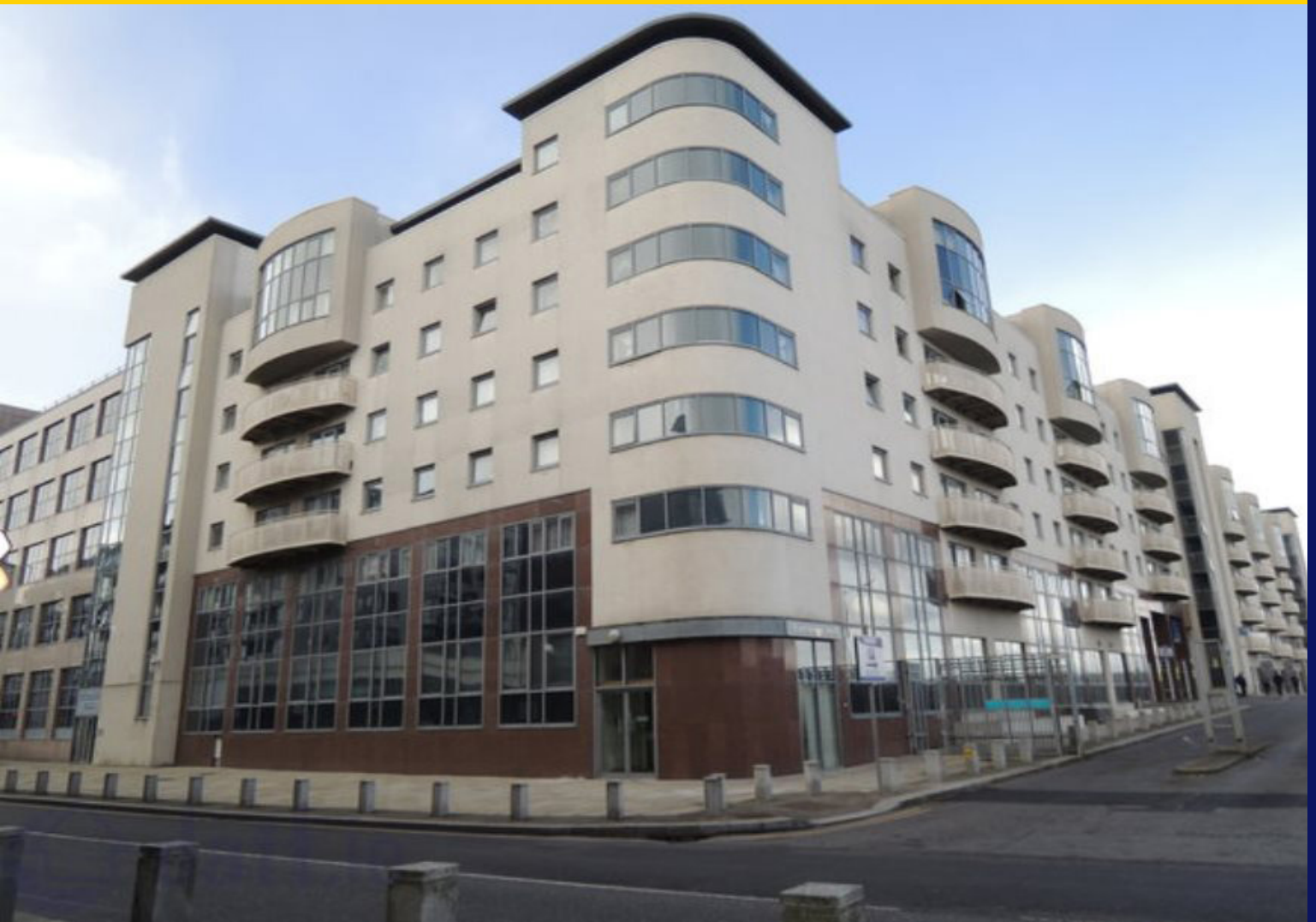


FOR SALE

BY PRIVATE TREATY

34 Exchange Hall
Tallaght
Dublin 24



One Bedroom Apartment

BER TBC

Price: €160,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present no. 34 Exchange Hall to the market, more than just your average one bed apartment, and with a prime position on the 3rd floor of this ever sought after development. Exchange Hall finds itself in the thick of things with The Square Shopping Centre, Tallaght Hospital, IT Tallaght and the Tallaght Luas Stop all found within a short stroll. In addition a variety of schools, local shops, restaurants, bars and leisure facilities are all within easy reach.

Interior living accommodation comprises of entrance hallway with access to the master bathroom, generous lounge with separate kitchen, an extra-large double bedroom, and an interesting "office" room which is absolutely ideal for a variety of uses and is currently in use as a child's bedroom/playroom. No. 34 will surely turn heads of keen first time buyers or can be sold with a sitting tenant to an astute investor. Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- Management fee c. 1,600 per annum
- 3rd floor
- Lifts & stairs
- Generous size
- Extra-large double bedroom
- Balcony off lounge
- Additional "office" which would suit a variety of uses
- Electric storage heating
- Tallaght Hospital, The Square Shopping Centre and The Luas on your doorstep
- Tallaght IT within a short stroll
- M50 Motorway merely minutes by car
- Ideal for first time buyers
- Magnificent investment opportunity - Can be sold with sitting tenant
- ***NO PARKING SPACE INCLUDED***



ACCOMMODATION

HALLWAY

Carpet flooring, access to bath, bedroom, lounge, and office.

OFFICE

16'4" x 5'5" (5m x 1.7m)

Carpet flooring, generous room suitable for a variety of uses, currently child's bedroom.

BATHROOM

6'5" x 5'9" (2m x 1.8m)

Fully tiled bathroom suite fitted with wc, whb and bath.

BEDROOM 1

16'4" x 9'5" (5m x 2.9m)

Double bedroom, carpet to floor and built in wardrobe.

LOUNGE

16'4" x 13'1" (5.1m x 4m)

Generous lounge with carpet, sliding door to balcony, open access to kitchen.

KITCHEN

9'5" x 6'2" (2.9m x 1.9m)

Fitted kitchen, tiled to floor and splashback.



FLOOR PLANS



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix ©2017

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

Tallaght Hospital is located opposite The Square Shopping Centre. If exiting Tallaght Hospital, at the roundabout turn left onto Belgard Square North. Exchange Hall can be found on the left hand side at the bus stop..

NEGOTIATOR

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

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.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke
Financial Services Ltd

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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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