

FOR SALE

BY PRIVATE TREATY

Paray
Piperstown
Bohernabreena
Co. Dublin



Three Bedroom Detached Bungalow
c.85.5sq.m. /920sq.ft



Price: €450,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce this charming three bedroom detached bungalow to the market on Piperstown Road, Bohernabreena. Ever sought after, Bohernabreena oozes peace and tranquility yet finds itself within 5 miles of Tallaght Village and a wider range of essential amenities. "Paray" seems too good to be true – It is enviably positioned on an imposing c. 1.2 acre site boasting undisturbed, panoramic views of the Dublin Mountains, and comes fully equipped with its own private forest.

The property itself offers c. 920 sq ft of living accommodation comprising of entrance hallway, lounge, sun room, kitchen/dining room, utility/shower room, three bedrooms and main family bathroom. The lengthy driveway is bordered by further mature trees and green space giving way to a generous parking area for a number of cars. To the rear and at the head of the forest is a wired & plumbed log cabin, ideal for a variety of uses i.e a children's den or a work from home office. Viewing is highly advised, Call Ray Cooke Auctioneers for further information.

FEATURES

- c. 920 sq ft
- Site c. 1.2 acre
- BER E2
- Charming detached property
- Beautifully presented throughout
- Double glazed windows
- Electric storage heating
- Sun room located off lounge
- Extended utility room
- Log cabin to rear – Ideal for a variety of uses
- Own private forest
- Manicured gardens with decked areas
- Long driveway with ample parking space
- Panoramic views of The Dublin Mountains
- Viewing highly advised!



ACCOMMODATION

HALLWAY

Front storm porch, tiled floor, access to lounge, kitchen, bathroom and three bedrooms.

LOUNGE

11'1" x 11'1" (3.4m x 3.4m)

Laminate flooring, fireplace with stove, access to sunroom.

SUNROOM

16'4" x 7'8" (5m x 2.4m)

Triple aspect with scenic views, tiled to floor, sliding door to outside garden area.

KITCHEN

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

Fitted kitchen with hardwood countertop and extended breakfast bar, laminate flooring and access to utility/bathroom.

UTILITY ROOM

12'7" x 4'9" (3.9m x 1.5m)

Tiled floor, side access to yard, doorway to wc/shower room.

BEDROOM 1

7'8" x 7'2" (2.4m x 2.2m)

Single bedroom to the front of the property.

BEDROOM 2

11'4" x 9'5" (3.5m x 2.9m)

Double bedroom to the front of the property.

BEDROOM 3

9'5" x 9'2" (2.9m x 2.8m)

Double bedroom to the rear of the property.

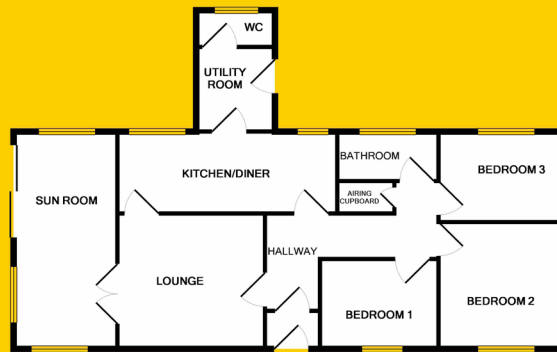
BATHROOM

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

Fitted bathroom with wc, whb and stand alone bath, tiled floor.



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 12017

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DIRECTIONS

Travelling towards Bohernabreena, pass the graveyard on the left hand side and pass the church on the right hand side. Keep left and proceed ahead. When you see the sign for "Bohernabreena Gearbox Centre" on the left then "Paray" is the 2nd house on the right hand side.

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

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