

FOR SALE

BY PRIVATE TREATY

137 Kiltipper Gate
Kiltipper
Dublin 24



Three Bedroom Apartment
c.92.9sq.m. /1,000sq.ft



Price: €175,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this large style THREE DOUBLE BEDROOM own door apartment to the market in the ever popular Kiltipper Gate development. This high spec development benefits from views of the Dublin Mountains and is ideally positioned with easy reach of The Square Shopping Centre, The M50 Motorway & The Luas. A wide array of amenities are all found within arm's reach including local shops, shopping centres, schools, bars and restaurants.

Bright and spacious internal living accommodation of c. 1,000 sq ft comprises of entrance hallway with large storage press, open plan lounge/dining area with separate kitchen, main family bathroom, three large double bedrooms and master bedroom ensuite. No. 137 boasts a host of striking features including double glazed windows throughout, a gas fired central heating system and a rear balcony that can be accessed from two of the bedrooms. Interest is sure to be expected from both 1st time buyers and investors, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,000 sq ft
- Pristine condition throughout
- Management fee c. 890 per annum
- Own door property
- THREE DOUBLE BEDROOMS
- Bathroom & ensuite
- Double glazed windows
- Gas fired central heating
- Fully alarmed
- Large storage press
- Fully fitted modern kitchen
- Balcony to rear accessed by two bedrooms
- Ample parking space to front
- Not directly overlooked
- Well maintained development
- Ideal for both 1st time buyers and investors



ACCOMMODATION

HALLWAY

5'9" x 4'9" (1.8m x 1.5m)

Entered through own front door. Small square hallway. Laminate flooring. Access to lounge.

LOUNGE/KITCHEN

19'6" x 17'0" (6m x 5.2m)

Large open plan room lounge open archway to kitchen. Laminate flooring to lounge with access to second hallway. Tiled to kitchen floor and to splashback areas. Fully fitted modern shaker style kitchen with units to floor and eye level.



SECOND HALLWAY

Laminate flooring. Access to three bedrooms, main bathroom and large storage press.

BEDROOM 1

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

Double bedroom to the rear of the property. Carpet to floor. Venetian blinds. Built in wardrobe. Access to balcony.



BEDROOM 2

13'7" x 8'8" (4.2m x 2.7m)

Double bedroom to the rear of the property. Carpet to floor. 2 venetian blinds. Built in wardrobes. Access to balcony.

BEDROOM 3

16'7" x 8'2" (5.1m x 2.5m)

Master bedroom to the rear of the property. Carpet to floor. Wall of built in wardrobes with overhead shelving. Venetian blinds. Curtain & pole.

Ensuite with wc, whb and shower cubicle. Tiled to floor and to shower area.



BATHROOM

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

Tiled to floor and surrounding bath area. Wc, whb and bath with shower attachment.

FRONT

Not overlooked directly. Green play area with trees. Ample parking space. Raised concrete steps to own door entrance.



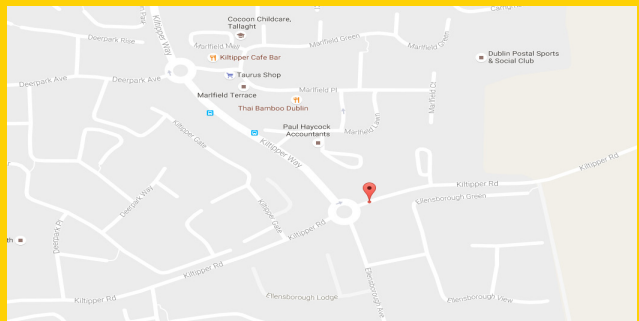
DIRECTIONS

Turn onto Beechdale Road at Lidle Shopping Centre and then turn left onto Beechdale Lawn. Proceed ahead, then turn left onto Beechdale Crescent and left onto Beechdale Way. Beechdale Court is found on the right hand side.

VIEWING

Come off the M50 at the Tallaght exit and head straight up the N81 and when you see the new Tallaght Stadium and the Maldron Hotel on your left hand side, turn left. Follow the road straight ahead, straight through the next two roundabouts and then at the third roundabout turn right (3rd exit). Then take your first right into Kiltipper Gate. No. 137 is located to the rear of the development.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on
01 40 30 720 or 087 136 8084.

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

MORTGAGES

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