

**FOR SALE**

BY PRIVATE TREATY

14 Tymonville Court  
Tallaght  
Dublin 24



Three Bedroom Terraced  
c.83.6sq.m. /900sq.ft

**BER** TBC

**Price: €210,000**

**raycooke.ie**  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 14 Tymonville Court to the market – a three bedroom “blank canvas” giving one discerning buyer the opportunity to apply their own stamp and create a stunning family home. The location speaks volumes about the property as within a stone’s throw you will be everywhere you need to be! Local shops, shopping centres, primary and secondary schools, leisure facilities, IT Tallaght and Tallaght Hospital are all very easily accessible. Bus routes to and from Dublin’s city centre are perfectly positioned to the front of the development and the M50 Motorway and The Luas are both merely minutes by car.

Interior living accommodation in need of cosmetic upgrading comprises of entrance hallway, kitchen/dining room, lounge, three bedrooms and main family bathroom. There is off street parking to the front and to the rear is a most generous lawned garden with a block storage shed. Prime for first time buyers and young families; blink and you may miss this one. Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 900 sq ft
- In need of cosmetic upgrading throughout
- Oil fired central heating
- Single glazed windows
- Alarmed
- Low maintenance driveway with ample parking space
- Open fire to lounge
- Open plan kitchen/dining room
- Fully tiled bathroom suite
- Generous wardrobe space to both double bedrooms
- Extra large rear garden with block storage shed
- Mature and well established development
- A vast array of amenities all within arm’s reach
- The M50 Motorway & The Luas only minutes by car



## ACCOMMODATION

### HALLWAY

14'1" x 5'9" (4.3m x 1.8m)

Tiled floor with access to kitchen and lounge.

### LOUNGE

13'4" x 11'1" (4.1m x 3.4m)

Laminated flooring. Feature open fireplace and access to rear of the property.

### KITCHEN/DINING

17'4" x 10'8" (5.3m x 3.3m)

Fitted L-shaped kitchen, tiled floor and splashback, double doors to lounge and access to rear of the property.



### BEDROOM 1

11'1" x 9'1" (3.4m x 2.8m)

Double bedroom at rear of the property, laminated flooring with built in wardrobes.

### BEDROOM 2

13'2" x 9'5" (4m x 2.9m)

Double bedroom with laminated flooring and wall of built in wardrobes. Access to ensuite.



### BEDROOM 3

9'1" x 7'9" (2.8m x 2.4m)

Single bedroom to the front of the property with laminated flooring.

### BATHROOM

6'9" x 6'2" (2.1m x 1.9m)

With wc, whb, bath and walled micra shower.



### OUTSIDE FRONT

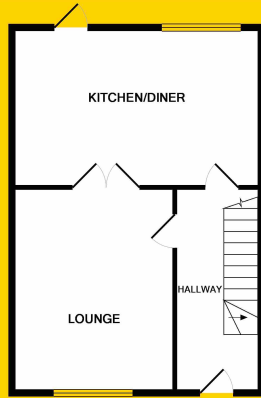
Concrete driveway with side lawn area, bounded by hedging.

### OUTSIDE REAR

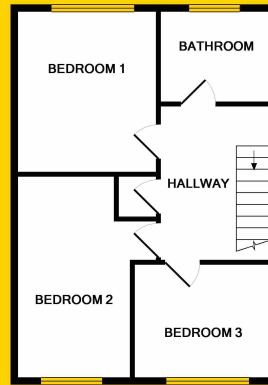
Generous rear garden, walled to sides and rear, mainly in lawn with paved stepping stones and block storage area.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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.

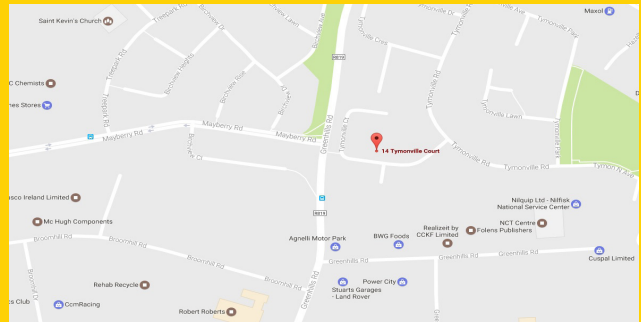
## DIRECTIONS

If travelling on Greenhills Road towards Tallaght turn left at the traffic light junction after The Cuckoos Nest onto Castletymon Road. Take your 1st right turn onto Tymonville Road and take your 3rd right turn onto Tymonville Court. No. 14 can be found on the right hand side.

## 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.

## LOCATION



## 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.

## MORTGAGES

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