

FOR SALE

BY PRIVATE TREATY

21 Russell Rise
Tallaght
Dublin 24
D24 H0A9



Three Bedroom End of Terrace
c.76.89sq.m /860.sq.ft

BER TBC

Price: €185,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine three bedroom terraced property to the market on Russell Rise, 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. Internal living accommodation of c. 860 sq ft comprises of entrance hall, guest wc, lounge, kitchen/dining room, three spacious bedrooms and main family bathroom. To the front you will find ample communal parking and the rear is an extra large garden which is fully walled and with lawn and cobblelock areas. Immediate interest will be seen from both first time buyers who are looking to step onto the property ladder and see value for money alongside investors seeking strong rental yields. Register your interest with Ray Cooke Auctioneers today.



FEATURES

- C. 860 SQ. FT.
- BER TBC
- WELL PRESENTED
- DOUBLE GLAZED WINDOWS
- GAS FIRED CENTRAL HEATING
- GENEROUS ROOM PROPORTIONS
- XL REAR GARDEN
- AMPLE PARKING TO FRONT
- IDEAL FOR FIRST TIME BUYERS & INVESTORS
- FACING ORIENTATION
- EASY ACCESS TO THE N81 / M50
- WITHIN ARM'S REACH OF THE LUAS
- VIEWING HIGHLY ADVISED!



ACCOMMODATION

HALLWAY

17'7" x 6'5" (5.4m x 2m)

Laminate flooring. Carpet to stairs and landing.
Access to guest wc, lounge and kitchen/dining.

KITCHEN/DINING ROOM

8'8" x 15'7" (2.7m x 4.8m)

Located to the front of the property. Fitted kitchen.
Lino floor.

LOUNGE

11'4" x 15'7" (3.5m x 4.8m)

Laminate flooring. Access to rear garden.

BATHROOM

8'5" x 6'5" (2.6m x 2m)

Wc, whb and bath with shower.

BEDROOM 1

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

Double bedroom to the rear of the property, carpet
to floor.

BEDROOM 2

8'5" x 13'4" (2.6m x 4.1m)

Double bedroom to the front of the property, lino
floor.

BEDROOM 3

10'8" x 8'2" (3.3m x 2.5m)

Single bedroom to the front of the property.

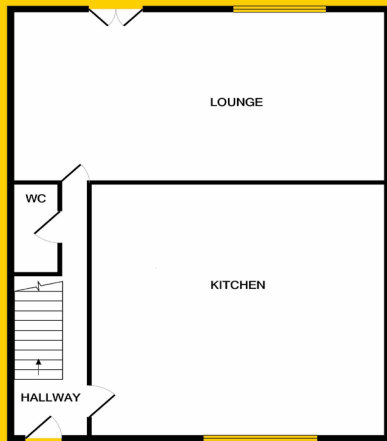
FRONT

Ample communal parking. Planted areas.

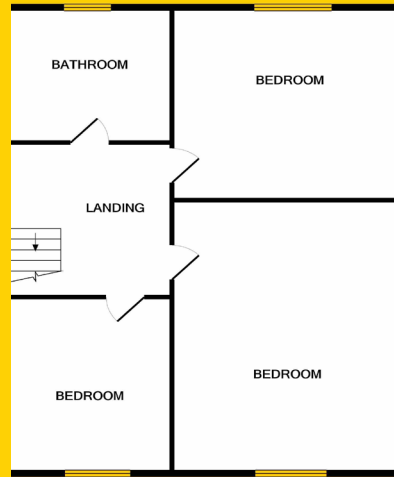
REAR

XL rear garden with lawn and cobblelock areas. Fully
walled. Barna shed.





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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

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



MORTGAGES

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



For further information or advice, please call:
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