

FOR SALE

BY PRIVATE TREATY

**12 The Drive
Millbrook Lawns
Tallaght
Dublin 24
D24 R2RA**



Four Bedroom Terrace
c. 115 sq.m/1,250sq.ft



Price: €299,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this excellent four bedroom property to the market in the ever popular area of Millbrook Lawns, Dublin 24. This highly sought after location is nicely tucked away just off The Old Bawn Road and finds itself within a stone's throw of many amenities including Tallaght Village, schools, pubs and restaurants. The M50 motorway and the red LUAS line provide access to the city and beyond. Bright and spacious living accommodation of c 1,250 sq ft (115 sq m) comprises of entrance hall, lounge, kitchen/dining room, second living room, utility room, guest bathroom, four spacious bedrooms and main family bathroom. The rear opens onto a low maintenance garden with an enviable southerly orientation. No. 12 'The Drive' is presented in stunning condition throughout and boasts a long list of additional extras including gas fired central heating, double glazed windows, fully fitted kitchen and off street parking for multiple cars. This property is sure to appeal to a wide audience so early viewing is advised. Call Ray Cooke Auctioneers today!

FEATURES

- C. 1,250 sq ft (115 sq m)
- Gas fired Central Heating
- Fully Alarmed
- Double glazed windows
- Off Street Parking for multiple cars
- Stunning high gloss kitchen
- Upgraded wiring
- Fully Tiled bathroom
- Four spacious bedrooms
- Two full bathrooms
- Every conceivable local amenity within arms reach
- M50 and LUAS close by
- Early viewing is a must!



ACCOMMODATION

LIVING ROOM

10'8" x 14'1" (3.32m x 4.31m)

Spacious room to the front of the property, wood effect floor, double doors to entrance hall, and top quality blinds and curtains.

KITCHEN

16'4" x 10'8" (5m x 3.32m)

Stunning high gloss kitchen with integrated appliances, top quality blinds and tiles, and marble countertops.



SIDE ROOM

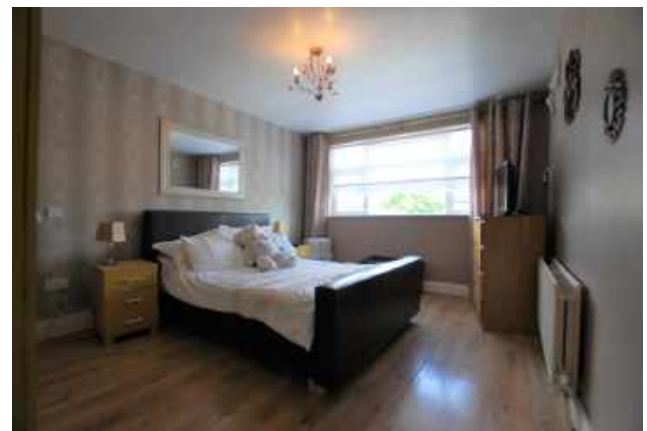
7'8" x 12'7" (2.4m x 3.9m)

Perfect second living space located to the front of the property, top quality blinds and laminated floor.

DOWNSTAIRS BATHROOM

4'9" x 6'2" (1.5m x 1.9m)

Fully tiled with ec, whb, shower and storage.



UTILITY ROOM

4'5" x 5'4" (1.4m x 1.65m)

Useful room to the rear, laminate floor, perfect for storage.

BEDROOM 1

14'4" x 10'9" (4.4m x 3.35m)

Extra Spacious room, wood effect flooring, large window, and top quality blinds and curtains.

BEDROOM 2

8'2" x 6'3" (2.5m x 1.95m)

Double room to the rear of the property with wood effect flooring.



BEDROOM 3

9'5" x 10'9" (2.96m x 3.33m)

Double room to the rear of the property with wood effect flooring.

BEDROOM 4

8'3" x 9'8" (2.54m x 3m)

Single room to the rear of the property with wood effect flooring.

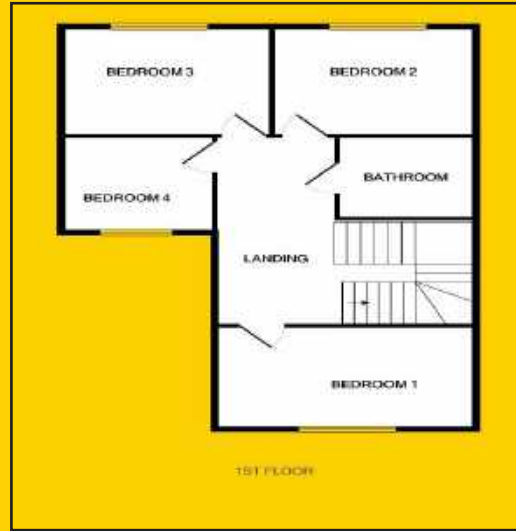
BATHROOM

8'2" x 6'3" (2.5m x 1.95m)

Fully tiled with Triton Power Shower, full bath, wc, whb, and contains a skylight for natural light.



FLOOR PLAN



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

James Doney and he can be contacted on 01 4599288 or 086 1409043

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



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