

FOR SALE

BY PRIVATE TREATY

**1 Mayberry Park
Kilnamanagh
Dublin 24
D24X79R**



Three Bedroom End of Terrace
c.97.5.sq.m /1,050.sq.ft

BER TBC

Price: €299,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this superb three bedroom end of terrace property with gated rear access to the market ideally positioned in the horse shoe cul de sac of Mayberry Park, Kilnamanagh. This quaint development overlooks large green space and is enviably located within a short stroll of The Square Shopping Centre and Dunnes Stores. A host of other essential amenities are all very easily accessible including primary & secondary schools, a choice of sports & leisure facilities, Tallaght Hospital, a variety of bus routes and the M50 Motorway. Internal living accommodation of c. 1,050 sq ft comprises of front porch, entrance hallway, lounge with under stairs storage, open plan kitchen/dining room, three bedrooms and main family bathroom.

No. 1 is well presented throughout having been recently decorated and given a cosmetic uplift. The front is not overlooked and offers a gated cobblelock driveway. The generous side space boasts potential to extend subject to necessary planning permission. The extra large rear garden is low maintenance, has double gated rear access from Mayberry Road, and is further enhanced by a sunny south westerly orientation. Left in situ is a detached log cabin, currently in use for storage only, but could be quite easily restored and again become a handy room to suit a wide variety of uses. Viewing highly advised

FEATURES

- c. 1,050 sq ft
- Aluminium single glazed windows
- Storage heating + dual back boiler heating system
- Freshly painted and redecorated throughout
- Additional front porch
- Fully tiled bathroom with walk in shower
- Overlooking green area
- Horse shoe cul de sac development
- Generous side space
- Extra large south facing rear garden
- Double gates rear access from Mayberry Road
- Detached log cabin
- Gated cobblelock driveway
- Within a short stroll of The Square & Dunnes Stores
- M50 motorway & The Luas merely minutes by car
- Ideal for 1st time buyers
- Viewing highly advised!



ACCOMMODATION

FRONT

Gated cobblelock driveway and large side space.

HALLYAY

5"9 x 5"9 (1.8m x 1.8m)

Front storm porch, laminate flooring, carpet to stairs and access to lounge.

LOUNGE

15"4 x 13"4 (4.7m x 4.1m)

Laminate flooring, feature fireplace with open fire, double doors to kitchen/dining room and understairs storage.



KITCHEN/DINING

16"7 x 9"8 (5.1m x 3m)

Fitted kitchen with ample worktop space and storage units, tiled to floor and splashback, laminate floor to dining area and sliding doors to rear.

BATHROOM

6"5 x 6"2 (2m x 1.9m)

Fully tiled bathroom suite, fitted with wc, whb, and walk in shower.



BEDROOM 1

10"4 x 10"1 (3.2m x 3.1m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobes.

BEDROOM 2

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

Double bedroom to the front of the property, laminate flooring and built in wardrobes.



BEDROOM 3

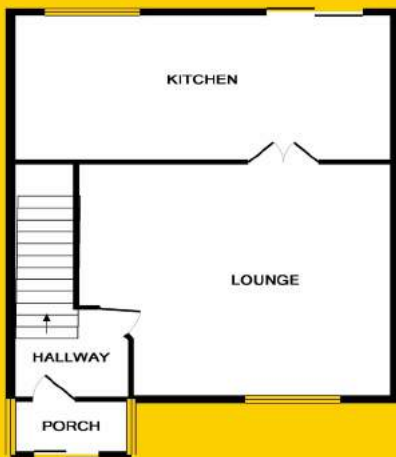
10"1 x 7"5 (3.2m x 3.1m)

Single bedroom to the front of the property, laminate flooring and built in wardrobes.

REAR

Low maintenance rear garden, generous side space with potential to extend, log cabin currently in use for storage, double gated rear access, ideal for parking vehicles and sunny south westerly orientation.





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 0871368084.

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



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