

**FOR SALE**

BY PRIVATE TREATY

1 Lanndale Lawns  
Springfield  
Tallaght  
Dublin 24



Three Bed End of Terraced  
c.83.6.sq.m. / 900.sq.ft.



Price: €235,000

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS ARE DELIGHTED TO PRESENT THIS THREE BEDROOM END OF TERRACE FAMILY HOME ON LANNDALE LAWNS TUCKED AWAY JUST OFF COOKSTOWN ROAD, DUBLIN 24. THIS MATURE DEVELOPMENT IS MAGNIFICENTLY LOCATED WITH A STONE'S THROW OF THE LUAS AND PROVES EVER POPULAR WITH BOTH FIRST TIME BUYERS AND INVESTORS. ALSO WITHIN EASY REACH YOU WILL FIND A WIDE ARRAY OF LOCAL SHOPS AND SCHOOLS, TALLAGHT HOSPITAL AND THE SQUARE SHOPPING CENTRE.

INTERIOR LIVING ACCOMMODATION OF C. 900 SQ FT COMPRISES OF ENTRANCE HALLWAY, LOUNGE, KITCHEN/ DINING ROOM, THREE BEDROOMS AND MAIN FAMILY BATHROOM. NO 1 IS ULTIMATELY A BLANK CANVAS READY FOR THE NEW OWN TO APPLY THEIR OWN STAMP AND BRING THE PROPERTY BACK TO LIFE. YOUNG FAMILIES ARE ATTRACTED TO THE LOCAL COMMUNITY SPIRIT AND THE PULL FACTOR FROM A RANGE OF LOCAL ESTEEMED SCHOOLS WHILST INVESTORS CANNOT IGNORE ATTRACTIVE YIELDS ON OFFER. VIEWING HIGHLY ADVISED, CALL RAY COOKE AUCTIONEERS TODAY.

## FEATURES

- c. 900 sq ft
- BER E1
- Presented as a "blank canvas"
- Double glazed windows
- Gas fired central heating
- Front storm porch
- 3 generous bedrooms
- Fully tiled bathroom suite with Triton Electric Shower
- Private rear garden
- Block shed to rear
- Gated driveway
- Within arm's reach of The Luas
- Tallaght Hospital & M50 Motorway found within minutes
- Ideal for 1st time buyers & investors
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

12'7" x 5'9" (3.9m x 1.8m)

Laminate flooring, carpet to stairs and landing, undersairs storage, access to kitchen and lounge.

### LOUNGE

14'1" x 10'4" (4.3m x 3.2m)

Laminate flooring, and open fireplace.

### KITCHEN/DINING

16'4" x 12'7" (5m x 3.9m)

L-shaped kitchen, tiled splashback, laminate flooring and access to rear.



### BEDROOM 1

11'1" x 10'4" (3.4m x 3.2m)

Double bedroom to the rear of the property, carpet to floor and built in wardrobes.

### BEDROOM 2

6'5" x 5'9" (2m x 1.8m)

Double bedroom to the front of the property, carpet to floor and built in wardrobes.



### BEDROOM 3

10'4" x 8'2" (3.2m x 2.5m)

Single bedroom to the front of the property, carpet to floor and built in wardrobes.

### BATHROOM

7'5" x 1'7" (2.3m x 1.7m)

Fully tiled, fitted with w.c, whb and bath with triton shower.



### FRONT

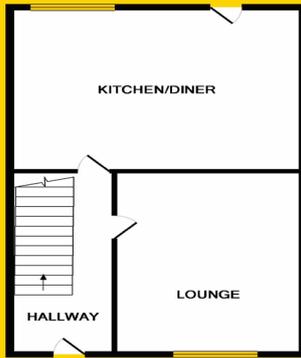
Gated entrance with side garden with concrete driveway.

### REAR GARDEN

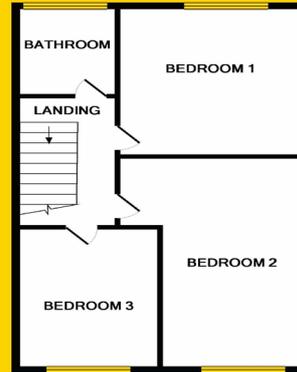
Lawn and paved areas, walled and block shed.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

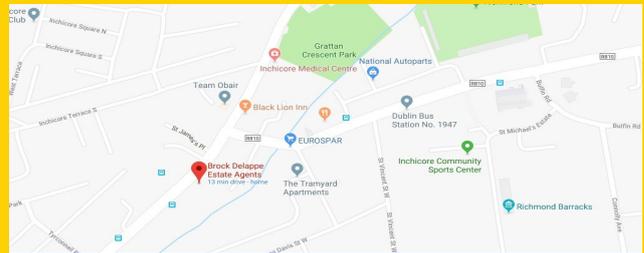
## DIRECTIONS

If travelling on Belgard Road towards Tallaght, turn right at the traffic light junction at The Belgard Inn onto Cookstown Road. Proceed ahead and at the next traffic light junction turn right, then veer to the left. Proceed ahead and turn left just before St. Marks GAA Club onto Lanndale Lawns. No 1 is the first house on the left 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 087 1368084.

Alternatively you can send an email to [ross@raycooke.ie](mailto: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:  
**01 40 30 720 or 087 99 44 036**

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

[raycooke.ie](http://raycooke.ie)

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.