



**For Sale** *By Private Treaty*

6 St. Maelruans Courtyard  
Tallaght  
Dublin 24  
D24 TP82

2 Bedroom | 1 Bathroom | Apartment | 62 sq.m

**Guide Price: €240,000**



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## Description

RAY COOKE AUCTIONEERS take great pleasure in introducing this 2 bedroom 1st floor apartment to the market tucked away in the desirable and mature setting of St. Maelruan's Park, D24. This ever sought after development is ideally positioned on the fringe of Tallaght Village and finds a wealth of amenities on its doorstep including The Square Shopping Centre, Tallaght Hospital, the M50 Motorway and The Luas Red Line. Bright and spacious internal living accommodation of c. 62 sq m (c. 670 sq ft) comprises of entrance hallway, main bathroom, lounge/kitchen and two double bedrooms. The landing contains access to the attic which boasts a huge amount of storage space – a great addition to any apartment. The balcony overlooks a green space. Number 6 is an excellent home which is nicely tucked away to the rear of this sought after development. The long list of additional features includes electric gates, built in storage, new carpets & fitted kitchen. Ideal for a first time buyer or anyone looking to downsize.

Call Ray Cooke Auctioneers for further information or to arrange a viewing!

## Features

- c. 62 sq m
- c. 670 sq ft
- BER D2
- 1,400pa
- Attic storage space
- Electric gates to front of development
- Extremely quiet & peaceful surroundings
- Electric heating
- Plenty of built in storage
- Designated parking
- Not overlooked
- Mature and peaceful development



## Accommodation

### Living/ Kitchen Dining

4.47m x 6.9m

Large open plan kitchen / living room area.  
Carpet on floor, part tiled in the kitchen. Fitted kitchen units.

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### Bathroom

2.01m x 2.43m

Fully fitted bathroom with WC, WHB & fitted bath.

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### Bedroom 1

4.04m x 2.97m

Double bedroom with built in wardrobes & carpet flooring.

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### Bedroom 2

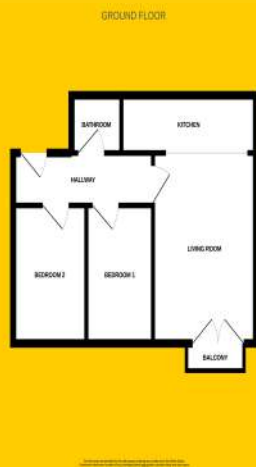
3.43m x 2.67m

Double bedroom with built in wardrobes & carpet flooring.

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## Floor Plans



### Negotiator

**James Droney**

01 459 9288 or 086 140 9043

Email: james@raycooke.ie



### 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.

**Ray  
Cooke.**  
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For further information or advice,  
Please call: **01 40 30 720 or 087 99 44 036**

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