

FOR SALE

BY PRIVATE TREATY

**34 Avonbeg Road
Tallaght
Dublin 24
D24 KC5H**



**Three Bedroom Terraced House
c.89.19sq.m /960sq.ft**



Price: €275,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent extended three bedroom terraced property to the market ideally situated on Avonbeg Road, Dublin 24. This highly sought after setting finds itself within a stone's throw of every conceivable local amenity including shops, primary schools, leisure facilities, The Square Shopping Centre, The Luas and The M50 Motorway. Most bright and spacious interior living accommodation of c. 960 sq ft (89 sq m) comprises of entrance hallway, lounge, kitchen/dining room, bathroom and three spacious bedrooms upstairs. Sliding doors from the kitchen dining room open onto an immaculately maintained rear garden with shrubbery, lawn area and an enviable south facing orientation. The front of the property is not directly overlooked and offers off street parking for multiple cars. Number 34 is presented in excellent condition throughout and boasts a long list of additional features to include gas fired central heating, built in wardrobes, full external insulation and an open fire. Ideally suited to a first time buyer looking to make that first step onto the property ladder - Call Ray Cooke Auctioneers for further information today!

FEATURES

- c. 960 sq ft
- BER C3
- Full external insulation
- Gas fired central heating
- Spiral staircase
- Fire safety window upstairs
- Double glazed windows
- Very well presented throughout
- Top quality carpets
- Built in wardrobes
- Fully tiled bathroom suite
- Top quality venetian blinds throughout
- Spacious front garden with ample off street parking
- SOUTH FACING rear garden with lawned area
- 3 spacious bedrooms
- Not overlooked to the front
- Ideal for first time buyers
- Viewing highly advised!



ACCOMMODATION



ENTRANCE HALLWAY

9'35" x 6'00" (2.85m x 1.83m)

Spacious hall with laminate flooring. Gives way to living space.

LOUNGE

Laminate flooring with access to kitchen/dining area.

KITCHEN /DINING ROOM

Laminate flooring in the dining area. Fully fitted kitchen.



BEDROOM 1

11'54" x 17'06" (3.52m x 5.2m)

Double bedroom to the front of the property. Venetian blinds and built in wardrobes.

BEDROOM 2

12'79" x 9'05" (3.9m x 2.76m)

Double bedroom to the rear of the property. Venetian blinds and built in wardrobes.



BEDROOM 3

8'03" x 7'70" (2.45m x 2.35m)

Double bedroom to the rear of the property with laminate flooring.

BATHROOM

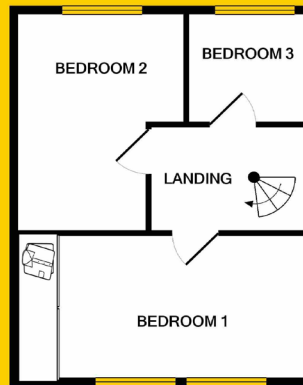
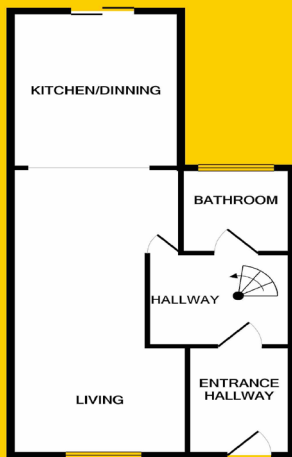
Tiled flooring and walls with WC, wash hand basin and shower.



REAR GARDEN

Private large rear garden.





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

James Dronney and she can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

- Pre-approved Mortgage
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For further information or advice, please call:
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