

FOR SALE

BY PRIVATE TREATY

**4A Forest Avenue
Kingswood
Dublin 24
D24 PK19**



Three Bedroom Semi Detached
c.110sq.m / 1,184 sq.ft



Price: €349,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce no. 4A Forest Avenue to the market boasting one of Dublin 24s most prestigious addresses. Kingswood is a mature and increasingly sought after location with every conceivable amenity found within easy reach. Tallaght Hospital, The Square Shopping Centre and the M50 motorway can be reached within minutes by car along with the Kingswood Luas stop a mere five minute walk from your front door. This wonderfully extended three/four bedroom semi-detached house boasts c. 1,184 sq ft (110 sq m) of internal living space which comprises of entrance hallway, lounge, kitchen/ dining room. Upstairs is the family bathroom and 3 bedrooms (2 double + 1 single) with stairs leading to attic conversion which is currently in use as an office/cinema room. Sliding doors from the dining room lead onto the large sunny rear garden. No. 4a is presented in immaculate condition throughout having been meticulously maintained and cared for by its current owner. It boasts a long list of striking features to include top quality composite hall door, block built shed to rear and a freshly painted interior. To the front is a concrete driveway with room to park several cars along with lawn. Viewing is highly advised. Call Ray Cooke Auctioneers today!

FEATURES

- c. 1,184 sq ft
- c. 110 sq m
- BER D1
- Semi Detached property
- Double glazed windows
- Immaculately presented throughout
- Gas fired central heating
- Large rear garden
- Driveway with off street parking
- Not directly overlooked
- Mature and highly sought after location
- Shops and schools within arm's reach
- The M50 & The Luas within a stone's throw
- Viewing highly advised!



ACCOMMODATION



ENTRANCE HALLWAY

7'3" x 5'9" (2.25m x 1.81m)

Semi solid wood flooring, composite door, carpeted stairs and landing

SITTING ROOM

16'8" x 12'6" (5.145m x 3.86m)

Semi-solid wood flooring, feature fireplace, and double doors to the kitchen.

KITCHEN

17'7" x 18'9" (5.4m x 5.78m)

Tiled floors, tiled splashback, floor and eye level units, and sliding door to rear garden.



FAMILY BATHROOM

5'7" x 6'9" (1.75m x 2.12m)

Full bath, wc, whb, and top quality blinds.



BEDROOM 1

9' x 12' (2.75m x 3.675m)

Laminate flooring, top quality curtains and blinds.

ENSUITE

2'9" x 10'3" (0.91m x 3.162m)

Shower enclosure, wc and whb



BEDROOM 2

10'3" x 10' (3.15m x 3.05m)

Semi-solid wood flooring, freshly painted, and top quality curtains and blinds.

BEDROOM 3

8'1" x 7'4" (2.485m x 2.281m)

Semi-solid wood flooring, and top quality curtains and blinds.

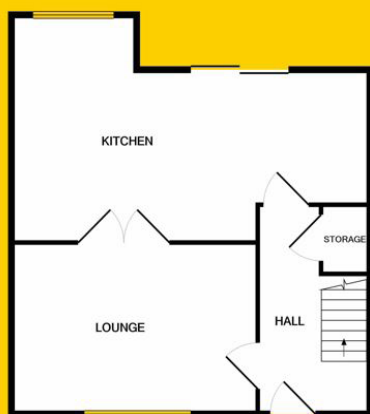
ATTIC

17'7" x 12'2" (5.418m x 3.731m)

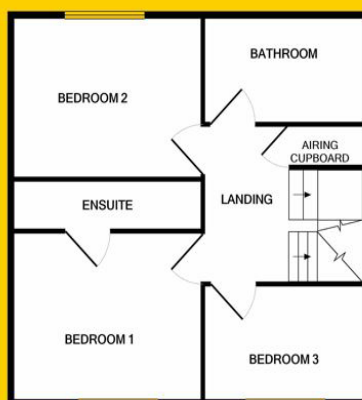
Carpet floor and velux window.



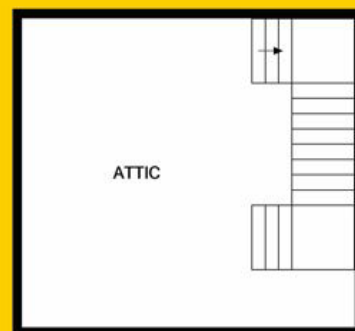
FLOOR PLAN



GROUND FLOOR



1ST FLOOR



ATTIC

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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

Alternatively you can send an email to eoin.keogh@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

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

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

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

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

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

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

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

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie

RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

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



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 2021.