

**FOR SALE**

BY PRIVATE TREATY

**12 Ellensborough Grange  
Kiltipper  
Dublin 24  
D24 A9K7**



Three Bedroom Semi Detached  
c.111.48sq.m /1200sq.ft



**Price: €365,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this excellent three bedroom semi detached property to the market in this ever popular development at the foothills of the Dublin Mountains. The location is next to none as you are within minutes of The Square Shopping Centre, Tallaght Hospital, local shops, schools and leisure facilities. The area is well serviced with excellent road networks and also has the Red Luas Line & numerous bus routes within striking distance. Spacious and modern internal living accommodation of c. 1,200 sq ft comprises of entrance hall with guest wc, lounge, open plan dining room & kitchen, three large bedrooms, main family bathroom and master bedroom ensuite. Double doors from the dining room open onto a landscaped rear garden with mature planting, lawn area, paving and stunning views of the Dublin Mountains. No. 12 is presented in excellent condition throughout and has been meticulously maintained and upgraded by its current owners. The long list of additional features include recently upgraded gas fired central heating, top quality blinds, a recently fitted bathroom suite and off street parking for multiple cars. This well-proportioned home is absolutely ideal for a first time buyer or those looking to trade up. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 1,200 sq ft
- Recently upgraded Gas fired central heating
- Stunning rear garden which is not overlooked
- Top quality blinds & curtains throughout
- Extended front driveway with ample parking space
- Bright bay window to lounge
- Top quality flooring
- Modern kitchen
- Open Plan kitchen and dining room
- Three spacious bedrooms
- Built in wardrobes
- Newly fitted main bathroom
- Double doors open out onto rear
- Nicely tucked away to the rear of the estate with minimal passing traffic
- Highly sought after development
- Within easy reach of The Square Shopping Centre
- The Luas & M50 Motorway within a couple of minutes drive
- Local shops within walking distance
- Viewing highly advised





## ACCOMMODATION



### LIVING

12'1" x 19'6" (3.7m x 6m)

Timber flooring, electric fire, top quality blinds and curtains, bay window. Double doors to the dining room.

### KITCHEN / DINING

12'04" x 18'14" (3.67m x 5.53m)

Stunning open plan room with gloss kitchen and timber worktops. Top quality blinds and recently upgarded gas boiler.

### BEDROOM 1

13'94" x 11'87" (4.25m x 3.62m)

Double Room to the rear of property. Built in storage. Top quality flooring and curtains. Access to ensuite.

### ENSUITE

6'36" x 5'06" (1.94m x 1.54m)

Part tiled shower room with whb and wc. Lino floor

### BEDROOM 2

14'50" x 10'66" (4.42m x 3.25m)

Double room to the front of the property. Built in wardrobes. Top quality carpets, blinds and curtains.

### BEDROOM 3

9'84" x 7'28" (3m x 2.2m)

Single room to the front of the property. Built in wardrobes. Top quality blinds and curtains.

### MAIN BATHROOM

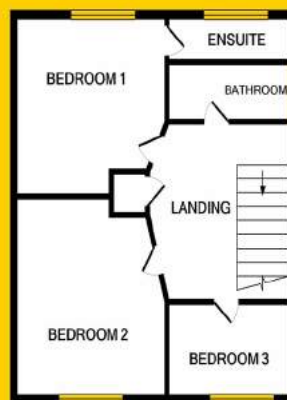
7'08" x 6'46" (3m x 2.2m)

Fitted bathroom suite with stunning bath, WC, WHB and heated towel rail.





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

James Droney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to [James@raycooke.ie](mailto:James@raycooke.ie) and we will contact you.



## MORTGAGES

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