

**FOR SALE**

BY PRIVATE TREATY

**46 Moynihan Court  
Tallaght  
Dublin 24  
D24 XY23**



Two Bedroom Apartment  
c.550sq.m /51q.ft



**Price: €199,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine two bedroom ground floor apartment to the market located in the gated development of Moynihan Court, D24. This complex is ideally situated within a short stroll of Tallaght Village and boasts a wealth of amenities on its doorstep. Costa Coffee, Lidl, Shops, Schools, Bus routes, Tymon Park, The Square Shopping Centre, Tallaght Hospital and the M50 are all also within arm's reach. Extremely bright and spacious interior living accommodation of c. 550 sq ft (51 sq m) comprises of entrance hallway, lounge/kitchen/dining room, 2 double bedrooms and main family bathroom. No. 46 is presented is in need of some cosmetic upgrade (kitchen & bathroom) but boasts a long list of additional features to include upgraded floors, upgraded electric heaters and designated parking. Early interest is sure to be expected from first time buyers and investors alike! Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES



- c. 550 sq ft
- c. 51 sq m
- Gated development within minutes of Tallaght Village
- Designated Parking
- Upgraded electric heaters
- Extremely bright property
- Located on ground floor
- Management fees c. €1400 p a
- Secure gated complex
- Double glazed windows
- Upgraded flooring
- 2 double bedrooms
- Blank canvas
- Within walking distance of a host of bus routes
- Within easy reach of M50 & N7
- Viewing highly advised!



## ACCOMMODATION



### DINING / KITCHEN

Spacious room to the front of the property. Top quality floors.

### BEDROOM 1

Double bedroom to the rear of the property. Top quality flooring.

### BEDROOM 2

Double bedroom to the front of the property. Top quality flooring.

### BATHROOM

Fully tiled with fitted bath, whb, wc and shower.





Our floor plans are provided for the sole purpose of giving you an idea of the floor level. Dimensions have been rounded off and are not intended to provide a precise floor plan. © Ray Cooke 2021.

## 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 he 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
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
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