

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

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 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 general layout. Dimensions have been measured off and without liability. We do not warrant the accuracy of the floor plan. Please refer to the actual property for details.

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 and we will contact you.



MORTGAGES

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For further information or advice, please call:
01 40 30 720

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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



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