

FOR SALE

BY PRIVATE TREATY

91 Cill Cais
Old Bawn
Tallaght
Dublin 24
D24 T9YK



Three Bedroom Semi Detached
c.104.1sq.m. /1,120sq.ft.



Price: €315,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this magnificent three bedroom semi detached family home to the market in Cill Cais, one of Old Bawn's more mature and sought after pockets. Old Bawn, ever in demand, is enviably positioned within arm's reach of all essential amenities including esteemed primary & secondary schools, extensive leisure & sports facilities, convenience stores & The Square Shopping Centre. On a transport note bus routes are plentiful and The Luas & M50 Motorway are found within minutes by car. Internal living accommodation of c. 1,120 sq ft comprises of entrance hallway, lounge, kitchen, separate dining room, extended rear sun room, three bedrooms and main family bathroom. To the rear is a most generous garden, not overlooked, and with an idyllic sunny westerly aspect. No. 91 has undergone internal refurbishment in recent years and would make the ideal family home, ready to walk into, and to lay down roots for many years to come. Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 1,120 sq ft
- BER D1
- Walk in condition throughout
- Double glazed windows
- Oil fired central heating
- Newly fitted kitchen
- Open fire to lounge
- Brand new bathroom suite
- Extended rear sun room
- Large rear garden; Not overlooked
- Sunny westerly rear aspect
- Driveway with room to park 2 cars
- Tranquil setting
- Mature and highly sought after development
- Within easy reach of a variety of local amenities
- M50 easily accessible
- Absolutely ideal family home
- Viewing highly advised!



ACCOMMODATION

FRONT

Fully walled, large driveway, and side lawn area.

HALLWAY

10'4" x 6'2" (3.2m x 1.9m)

Laminate floor, carpet to stair and landing, access to lounge and kitchen.

LOUNGE

12'7" x 12'4" (3.9m x 3.8m)

Laminate flooring, feature fireplace with gas fire.

KITCHEN

11'8" x 8'5" (3.6m x 2.6m)

Fitted L-shaped kitchen, tiled floor and splashback, and access to dining room.

DINING AREA

11'8" x 10'4" (3.6m x 3.2m)

Timber flooring, with open access to sunroom.

SUNROOM

11'4" x 10'8" (3.5m x 3.3m)

Timber flooring, with access to rear.

BATHROOM

7'2" x 5'2" (2.2m x 1.6m)

Recently upgraded bathroom, fully tiled, fitted with wc, whb, and bath with Tritan shower.

BEDROOM 1

11'8" x 8'8" (3.6m x 2.7m)

Double bedroom to the rear of the property, carpet flooring, with built in wardrobes.

BEDROOM 2

16' x 9'8" (4.9m x 3m)

Double bedroom to the front of the property, with carpet flooring and built in wardrobes

BEDROOM 3

9'5" x 9'5" (2.9m x 2.9m)

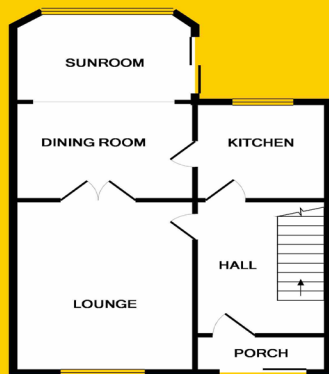
Single bedroom to the front of the property, carpet flooring, and built in wardrobes.

REAR

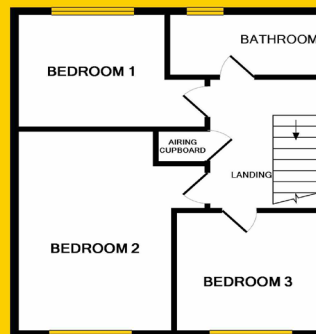
Fully walled, not overlooked, large lawn garden, and sunny westerly aspect.



FLOOR PLANS



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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to Ross@raycooke.ie and he will contact you in due course.



MORTGAGES

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