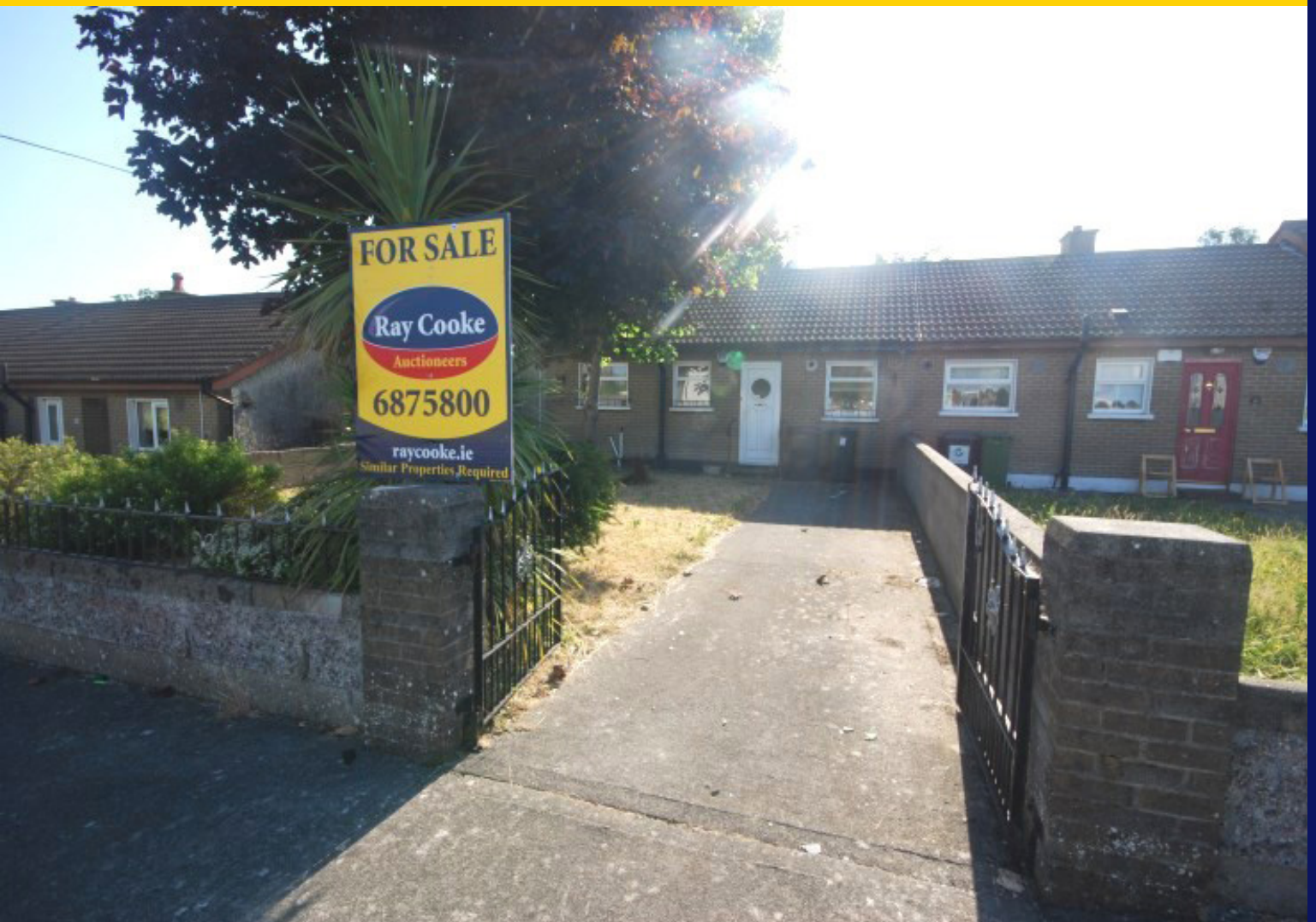


**FOR SALE**

BY PRIVATE TREATY

29 Kiltalown Heights  
Tallaght  
Dublin 24



Two Bedroom Bungalow  
c.79sq.m. / 850sq.ft.

**BER** TBC

Price: €175,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic two bedroom bungalow with huge potential to the market in this stunning and highly sought after development. Kiltalown Heights, a hugely sought after location is within easy reach of all local amenities including the Square Shopping Centre only a stone's throw away and with a number of bus routes on your doorstep, access to the city centre is made as easy as possible.

Bright and spacious living accommodation of 850 sq ft comprises of entrance hall, lounge, kitchen, 2 double bedrooms, family bathroom and side extension. The property also has the added bonus of a large rear garden that is not over looked. No. 29 is in need of renovation but has HUGE potential do not miss this one; call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 850 sq. ft.
- Gas fired central heating
- Double glazed windows
- IN NEED OF RENOVATION
- LARGE driveway
- 2 Beds / 1 Baths
- LARGE GARDEN
- Quite cul-de-sac
- Off Street Parking
- Within easy reach of M50 & N7
- Every conceivable amenity within walking distance
- LOCATION LOCATION LOCATION
- VIEWING HIGHLY ADVISED!



## ACCOMMODATION

### ENTRANCE HALL

3'2" x 9'5" (1m x 2.9m)

Laminate flooring, access to bedrooms and bathroom.

### LOUNGE

13'4" x 11'8" (4.1m x 3.6m)

Large lounge, laminate flooring, access to kitchen, sliding doors to rear garden.

### KITCHEN

7'8" x 7'5" (2.4m x 2.3m)

Fully fitted kitchen, access to lounge.

### EXTENSION

6'8" x 12'7" (2.1m x 3.9m)

Side extension, access to garden.

### BEDROOM 1

6'8" x 10'4" (3.2m x 2.5m)

Single room to the front of the property, laminate flooring.

### BEDROOM 2

10'4" x 8'2" (3.2m x 2.5m)

Double room to the rear of the property, laminate flooring.

### BATHROOM

6'8" x 6'8" (2.1m x 2.1m)

Fully fitted bathroom with bath, w.c, whb.



## FLOOR PLANS



## DIRECTIONS

Directions if travelling up the N81 towards Tallaght, pass the Square Shopping Centre on your right hand side, continue straight through the junction of The Maldron Hotel and take your right turn at the traffic lights at The Jobstown Inn Pub. Turn left at the roundabout onto Montpellier Walk, then turn right onto Kiltalown Road and then your first left turn and left again where you will find no.29 straight in from of you.

## 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.

## LOCATION



## NEGOTIATOR

**Conor Clarke** and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@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 or 087 99 44 036**

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](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

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

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

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

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@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 2016.