

FOR SALE

BY PRIVATE TREATY

16 Kilcarrig Crescent
Tallaght
Dublin 24
D24 WD0F



Three Bedroom End of Terrace
c.90 sq.m /968.sq.ft

BER TBC

Price: €209,000

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom end-terrace property to the market overlooking a green area in Kilcarrig Crescent, Dublin 24. Kilcarrig is a pleasant development located within easy reach of a host of amenities and number 16 boasts an idyllic cul de sac position with limited passing traffic. All essential amenities can be found within arm's reach including primary & secondary schools, leisure & recreational facilities, Lidl Shopping Centre and The Square/Citywest Shopping Centre. The M50 and N4 road networks are easily accessible by car and The Luas at Fettercairn is found within a couple of minutes' walk. Bright and airy internal living accommodation of 968 sq ft (96 sq m) is made up of entrance hallway, lounge, kitchen dining room, 3 double bedrooms and main family bathroom. To the front is a large garden with off street parking for multiple cars. The rear is even more spacious and features an enviable southerly orientation and also a block built shed. Number 16 comes to the market in turn-key condition having been extremely well maintained over the years. The long list of additional features includes full external insulation, plenty of built in storage and a stunning kitchen with top quality integrated appliances. Sure to be popular with first time buyers or those looking to invest – call Ray Cooke Auctioneers today for further information!



FEATURES

- LOCATION LOCATION LOCATION
- 968 sq ft (90 sq m)
- Within minutes walk of the LUAS
- Full external insulation
- Integrated appliances
- Fully tiled bathroom suite
- Top quality venetian blinds
- First time buyers dream
- Gas fired central heating
- Overlooking a large green area
- BER tbc
- Cul de sac position within the development
- Ample parking space to front
- Sunny south facing rear garden
- Block built shed to rear
- Settled development
- Within walking distance of The Luas
- Ideal for 1st time buyers
- Viewing highly advised!



ACCOMMODATION

LOUNGE

15'2" x 10'5" (4.66m x 3.22m)

Tiled fire place with timber surround, built in shelving, tiled floor and top quality curtains.

LOUNGE 2/DINING

12'7" x 19'8" (3.9m x 6.05m)

Large room to the rear of the property with laminate flooring, feature open fireplace, dining area and double doors to kitchen.



KITCHEN/DINNER

9'86" x 17'71" (2.86m x 5.4m)

Top quality floor, blinds and light fittings. Eye level units, ample space for table and chairs. Double doors to the rear garden.

BEDROOM 1

12'4" x 11'8" (3.28m x 3.66m)

Double bedroom to the rear of the property, top quality blind, laminate flooring and built in storage.



BEDROOM 2

14'1" x 9'18" x (4.3m 2.8m)

Double bedroom to the rear of the property, top quality blind, laminate flooring and built in wardrobes.

BEDROOM 3

9'8" x 7'34" (3m x 2.2m)

Double bedroom to the front of the property, top quality blinds, laminte flooring and built in storage.

BATHROOM

5'83" x 6'5" (1.78m x 2.0m)

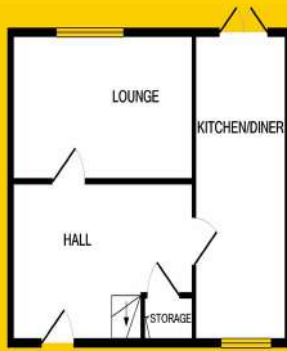
Fully fitted bathroom with w.c, w.h.b, bath and power shower.



OUTSIDE REAR AND FRONT GARDEN

Extra large with lawn area, brick built shed and off street parking. Parking for multiple cars. Large side entrance.





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 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

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For further information or advice, please call:
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