

FOR SALE

BY PRIVATE TREATY

**28 Hunters Green
Ballycullen
Dublin 24
D24K0H7**



Three Bedroom Townhouse
c.111.4sq.m. /1,200sq.ft.



Price: €345,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this magnificent three bedroom townhouse, split over three levels, boasting an idyllic position with the exclusive Hunterswood development. No. 28 is exquisitely presented throughout having been lovingly maintained by its current owner and is ready for one lucky buyer to hang their hat.

Most generous internal living accommodation of c. 1,200 sq ft comprises of a welcoming entrance hallway, guest wc, kitchen/dining room and family lounge on the ground floor. On the first floor you are greeted by two bedrooms and the stairway to the second floor where you will find the master ensuite bedroom and the "study" which is ideal for a variety of uses or would make a perfect fourth bedroom. To the front is a picturesque tree lined courtyard with designated parking and the lengthy rear garden is part paved/partly in lawn with a wonderful south westerly orientation drawing in the sunshine throughout the day. All in all this one is not to be missed - Viewing is highly advised.

FEATURES

- c. 1,200 sq ft
- BER B3
- 3/4 bedrooms
- Additional study
- Double glazed windows
- Gas fired central heating
- Alarmed
- Freshly painted throughout
- Newly fitted carpets
- Newly upgraded family bathroom with under floor heating
- Newly upgraded ensuite
- Ample storage space
- Lengthy rear garden
- Sunny south westerly orientation
- Idyllic position within the development
- Exclusive and highly sought after development
- Within arm's reach of The M50 Motorway
- Ideal for first time buyers
- Viewing highly advised



ACCOMMODATION

FRONT

Cobblelock front with border hedging.

HALLWAY

16" x 6'2" (4.9m x 1.9m)

tiled floor, carpet to stairs and landing, access to kitchen, guest wc and lounge.

LOUNGE

14'4" x 9'1" (4.4m x 2.8m)

Laminate flooring, feature fireplace with electric fire and patio doors to rear.

KITCHEN/DINING

16'7" x 7'8" (5.1m x 2.4m)

Fitted L-shaped kitchen, tiled floor and splashback.

FIRST FLOOR

BEDROOM 1

12'7" x 8'8" (3.9m x 2.7m)

Double bedroom to rear of the property, carpet to floor and built in wardrobes.

BATHROOM

7'2" x 6'8" (2.2m x 2.1m)

Refurbished bathroom suite fitted with wc, whb and bath with shower head.

BEDROOM 2

11'8" x 8'2" (3.6m x 2.5m)

Single bedroom facing the front of the property, Carpet to floor and built in wardrobes.

SECOND FLOOR

BEDROOM 3

12'7" x 9'5" (3.9m x 2.9m)

Double bedroom to the rear of the property, carpet to floor, built in wardrobes and access to en-suite.

STUDY

10'8" x 10'1" (3.3m x 3.1m)

Currently in use as child's bedroom, ideal for a variety of uses, velux window, carpet to floor and eaves storage.

REAR

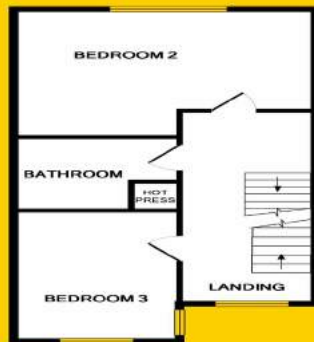
Lengthy rear with paved and lawn areas, fenced and a barna shed.



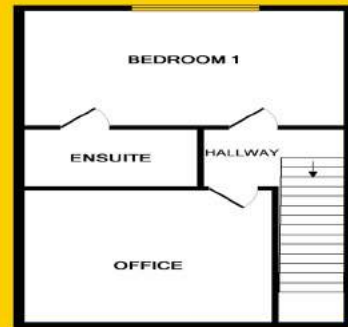
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



2ND 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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