



For Sale *By Private Treaty*

**43 Maplwood Drive
Springfield, Tallaght
Dublin 24
D24 A8P5**



Scan to view Property

3 Bedroom | 1 Bathroom | End of Terrace | 83 sq.m

Guide Price: €279,000



Description

RAY COOKE AUCTIONEERS are delighted to present this excellent 3 bedroom end-of-terrace property with large south facing rear garden to the market on Maplewood Drive, Springfield.

The location is highly sought after and is only a short stroll from every conceivable local amenity including shops, schools, medical centres and leisure facilities. Also within easy reach you will find The Square Shopping Centre, a host of bus routes, the M50 Motorway and The Luas. Transport options are in abundance with bus routes on your doorstep.

Internal living accommodation of c. 83 sq m comprises of entrance hallway, sitting room, open plan dining/kitchen, three double bedrooms and main family bathroom. The kitchen leads onto a well-maintained rear garden complete with a number of apple trees and a garden shed.

No 43 is in need of modernisation throughout but this blank canvas presents a fantastic opportunity with features including plenty of built in storage, ample off-street parking and generous living accommodation. Interest is sure to be expected and this property will appeal to a mix of first time buyers looking to step on to the property ladder and keen investors attracted by strong yields on offer in the local area- do not miss this magnificent opportunity.

Call Ray Cooke Auctioneers for further information or to arrange viewing!

Features

- c.83 Sq.M
- BER D2
- In need of modernisation
- 3 Bedrooms
- 1 Bathroom
- Gas fired central heating
- Built in wardrobes
- Large living space
- Off street parking for multiple cars
- Well-maintained rear garden
- Garden shed
- Local shops within 2 minutes walk
- The Square Shopping Centre and the M50 within easy reach
- Ideal for both 1st time buyers and investors
- Early viewing highly advised!



Accommodation

Entrance Hall

3.7m x 1.9m

Wood flooring with access to lounge and kitchen.
Carpet to stairs.

Lounge

4.5m x 3.2m

Lounge to the front of the property, this room is bright and spacious with wooden flooring.

Kitchen/ Dining Room

4.0m x 5.0m

Open plan kitchen / dining room with lino to floor and access to rear garden.

Upsatirs Hall

2.9m x 1.8m

Carpet to floor with access to bedrooms and bathroom.

Bedroom 1

3.2m x 2.4m

Single room to the rear of the property with wooden flooring and built in wardrobes.

Bedroom 2

4.1m x 2.4m

Single room to the rear of the property with wooden flooring and built in wardrobes.

Bedroom 3

4.1m x 3.1m

Double room to the front for the property with carpet to floor.

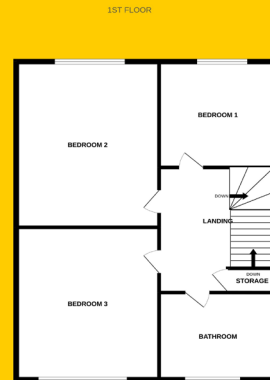
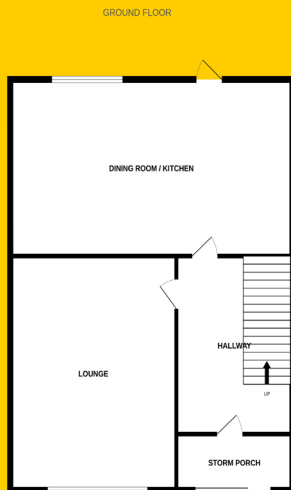
Bathroom

1.9m x 1.7m

Fully fitted with w.c, whb and shower and fully tiled.



Floor Plans



Negotiator

Ray Cooke

01 908 9300 or 086 102 5390

Email: cillian.crehan@raycooke.ie



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.

**Ray
Cooke.**
Financial Services

For further information or advice,
Please call: **01 40 30 720 or 087 99 44 036**

Mortgages

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



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.