

FOR SALE

BY PRIVATE TREATY

**34 Daletree View
Firhouse
Dublin 24**



3 Bedroom Semi-Detached
c.100sq.m. / 1,076sq.ft.

BER TBC

Price: €339,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

Ray Cooke Auctioneers proudly present this three bedroom, semi-detached home to the market. The property is in great condition throughout and is nicely positioned overlooking an attractive green area. With interconnecting reception rooms, a guest W.C., master en-suite and a spacious eat in kitchen, this property is sure to appeal to both first time buyers and investors alike. The location is second to none and is literally a two minute drive to the M50 motorway network and local shops are within walking distance.

Number 34 is approached by a driveway providing off street parking for two cars. Upon entering the bright hall it is immediately evident that there is an excellent balance between the living and bedroom accommodation with spacious room sizes throughout. The large living room with a feature fireplace has interconnecting doors to a versatile dining room which could also be used as a family room. The spacious eat in kitchen is fully fitted with both eye and floor level units. A guest W.C. completes the downstairs accommodation.

Upstairs there are three bedrooms all with fitted wardrobes and the master is en-suite. In addition there is a good size family bathroom complete with a full size bath and shower attachment. Outside to the rear, gated side access leads to the sunny back garden which is mainly in lawn with a wooden patio area and Barna storage shed. This property truly has it all. Early viewing is highly recommended!!

FEATURES

- c. 1,076 sq.ft
- Gas fired central heating
- Double glazed windows throughout
- Interconnecting reception rooms
- Three bedrooms with fitted wardrobes
- Master bedroom en-suite
- Family bathroom with full size bath
- Guest WC
- Wonderful eat-in kitchen
- Open plan kitchen/diner
- Spacious living room
- Gated side access
- Alarm
- Barna storage shed
- Easy access to the M50
- Local shops within walking distance
- Fantastic location
- Early viewing highly advised!!



ACCOMMODATION

FRONT

Concrete drive provides off-street parking for two cars, sided by lawn and gated side access.

HALLWAY

5.1m x 1.7m

Glass panelled door leads to a wide welcoming hallway with tongue & grove flooring. Access to guest wc.

LIVING ROOM

5.1m x 3.5m

Spacious living room with tongue & grove flooring.

DINING ROOM

3.8m x 2.7m

Double door leads to a fine size reception room with tongue & grove flooring, double glass sliding doors to sunny rear garden.

KITCHEN/BREAKFAST ROOM

4.9m x 2.6m

Fully fitted kitchen with a range of eye and floor level units. Plumbed for washing machine and dishwasher. Tiled flooring, splashback and surround. Glass panelled door to rear garden.

UPSTAIRS

Landing with access to hot press and attic storage and tongue & grove flooring.

BEDROOM 1

3.9m x 3.6m

Large double bedroom to the rear of the property with double fitted wardrobes and en-suite.

BEDROOM 2

4.6m x 3m

Fine size bedroom with built-in wardrobes and vanity unit and tongue & grove flooring.

BEDROOM 3

2.8m x 2.3m

Good size bedroom with fitted wardrobes and tongue & grove flooring.

BATHROOM

2.6m x 1.7m

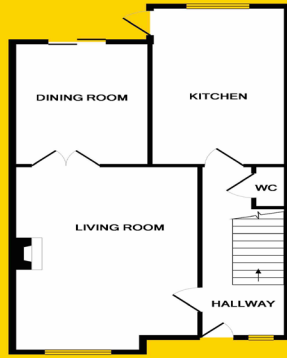
Fully fitted bathroom with tongue & grove flooring, tiled splashback, full size bath with shower attachment, whb & wc.

OUTSIDE FRONT

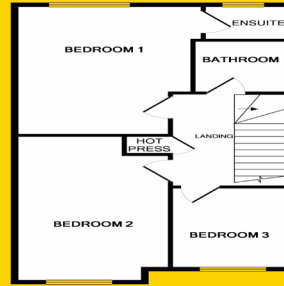
Mainly in lawn with a wood decking area and Barna storage shed.



FLOOR PLAN



GROUND FLOOR

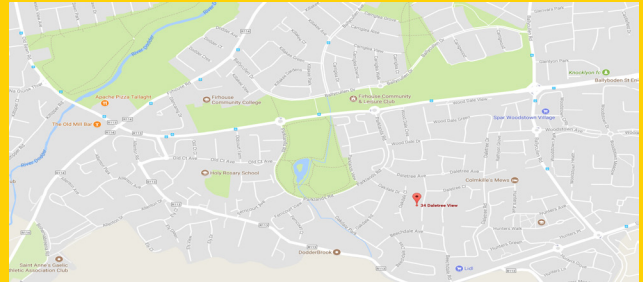


1ST FLOOR

DIRECTIONS

Travelling from southbound on the M50, take the exit for Knocklyon. Turn right at the top of the slip road towards Ballycullen. Take the next left onto Ballycullen Road. Turn right at the roundabout onto Daletree Drive. Turn right onto Daletree Avenue and take the first left onto Daletree View. Number 34 is on the right hand side facing the green.

LOCATION



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

Chase Nouri and he can be contacted on **01 40 30 720 or 087 130 4080.**

Alternatively you can send an email to **chase@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

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

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

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

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

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E 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.