

**FOR SALE**

BY PRIVATE TREATY

**4 The View  
Belgard Heights  
Tallaght  
Dublin 24  
D24W7W3**



Four Bedroom Semi Detached  
c.117.06sq.m /1,260sq.ft



**Price: €390,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this substantial four bedroom semi detached family home to the market ideally positioned on the quaint cul de sac of The View within the ever sought after Belgard Heights development. This mature and peaceful location proves increasingly popular with young families and finds itself within a short stroll of a choice of local shops, primary & secondary schools and sports & leisure facilities. The Square Shopping Centre and Tallaght Hospital are also found within arm's reach. On a transport note you have The Luas, N7/N81 and The M50 motorway accessible merely minutes by car. Internal living accommodation of c. 1,260 sq ft comprises of entrance hallway, guest wc, kitchen, lounge/dining room, four bedrooms and family bathroom. No. 4 will require modernisation throughout but boasts magnificent potential to be transformed into the perfect forever home. The spacious attic and side garage are both prime for conversion, along with a fine rear garden enhanced with a sunny south westerly orientation and a full width block shed. Interest is sure to be seen from first time buyers & clients trading up - Register your interest today.

## FEATURES

- c. 1,260 sq ft
- BER F
- Gas fired central heating
- Generous room proportions
- Guest WC downstairs
- 4 bedrooms upstairs
- Large rear garden
- Full width block shed
- Sunny south westerly facing rear aspect
- Off street parking to front
- Not overlooked
- Peaceful cul de sac
- Attic prime for conversion
- Garage prime for conversion
- Mature and highly sought after development
- A selection of amenities found within arm's reach
- The Square Shopping Centre & Tallaght Hospital within a stone's throw
- The Luas, N7/N81 and The M50 motorway accessible within minutes
- Viewing highly advised!



## ACCOMMODATION



### FRONT

Not overlooked gated driveway with side lawn garden and access to garage. Front porch area that gives access to entrance hallway

### HALLWAY

4'5" x 1'2" (14.7m x 3.9m)

Carpet flooring with access to guest WC lounge and kitchen.

### LOUNGE/DINING ROOM

12'1" x 26'9" (3.7m x 8.2m)

Carpet flooring with feature brick fireplace.

### KITCHEN

10'4" x 12'7" (3.2m x 3.9m)

Fitted kitchen units, lino flooring, access to cuttered side entrance and to open plan dining room.

### BEDROOM 1

8'5" x 13'1" (2.6m x 4m)

Double bedroom to the front of the property with laminate flooring.

### BEDROOM 2

10'8" x 12'4" (3.3m x 3.8m)

Double bedroom to the front of the property with carpet flooring and built in wardrobes.

### BEDROOM 3

8'8" x 10'4" (2.7m x 3.2m)

Double bedroom to the rear of the property with carpet flooring and built in wardrobes.

### BEDROOM 4

8'8" x 10'4" (2.7m x 3.2m)

Double bedroom to the rear of the property with laminate flooring.

### BATHROOM

6'8" x 6'5" (2.1m x 2m)

Fully tiled with WC wash hand basin and shower areas.

### REAR GARDEN

Fully walled with large block shed paved and lawn areas, sunny orientation.



## 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 4030720 or 087 1368084

Alternatively you can send an email to [Ross@raycooke.ie](mailto:Ross@raycooke.ie) and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
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For further information or advice, please call:  
**01 40 30 720**

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### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@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)

### GLASNEVIN

169 Mobhi Road  
Glasnevin  
Dublin 9

T +353 (0)1 699 5050  
E [glasnevin@raycooke.ie](mailto:glasnevin@raycooke.ie)

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