

FOR SALE

BY PRIVATE TREATY

166 The Oaks
Belgard Heights
Tallaght
Dublin 24



Four Bedroom Semi Detached
c.152.3sq.m. /1,640sq.ft.



Price: €299,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine four bedroom semi detached family home to the market located on The Oaks, Belgard Heights. This mature and highly sought after development finds itself at the epicentre of all local amenities including shops, schools, leisure centres, The Square Shopping Centre and Tallaght Hospital. On a transport note you are within arm's reach of bus routes, the M50 motorway is found a couple of minutes by car and The Luas is only a short stroll away.

Living accommodation of c. 1,640 sq ft comprises of entrance hallway with guest wc, lounge/dining room, kitchen, garage conversion which would suit a variety of uses, four double bedrooms and main family bathroom. No. 166 comes to the market in need of interior modernisation but boasts fantastic potential to be transformed into a magnificent family home. To the front you will find a large cobblelock driveway and a generous, sunny south facing garden to the rear. Early interest is sure to be expected, call Ray Cooke Auctioneers today for further information or to arrange viewing.

FEATURES

- c. 1,640 sq ft
- In need of modernisation
- Double glazed windows
- Oil fired central heating
- Garage conversion
- Large attic space
- Sunny south facing rear garden
- Four double bedrooms
- Generous guest WC downstairs
- Fully tiled bathroom suite with Triton Shower
- Highly sought after development
- Within walking distance of The Luas
- Magnificent family home potential!



ACCOMMODATION

ENTRANCE HALL

20'9" x 5'9" (6.4m x 1.8m)

Tiled to floor, access to lounge, kitchen, guest w.c and living room.

LOUNGE/DINING ROOM

28'2" x 12'1" (8.6m x 3.7m)

Large open plan room, timber flooring and feature fireplace.

KITCHEN

12'4" x 12'1" (3.8m x 3.7m)

Fitted kitchen with tiled floor and splashback, sliding door to rear garden.

BEDROOM 1

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

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

BEDROOM 2

15'7" x 8'2" (4.8m x 2.5m)

Double bedroom located to the rear of the property, mirrored slide robes..

BEDROOM 3

12'4" x 10'4" (3.8m x 3.2m)

Double bedroom located to the front of the property. laminate flooring and built in wardrobes.

BEDROOM 4

12'1" x 7'8" (3.7m x 2.4m)

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

BATHROOM

11'4" x 5'2" (3.5m x 1.6m)

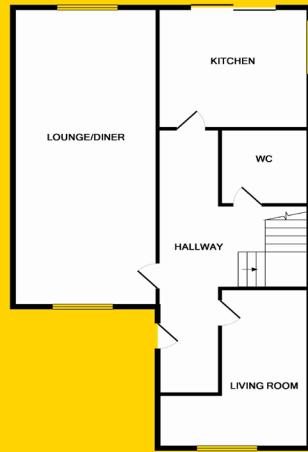
Fully fitted bathroom suite with wc, whb and walk in shower with triton shower unit.

OUTSIDE REAR

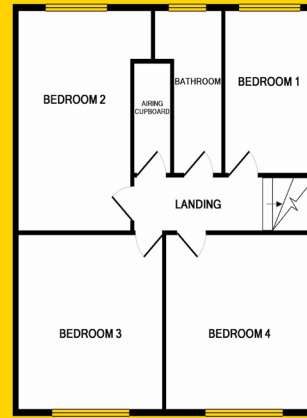
Sunny south facing orientation. Low maintenance cobblelock with planted area, block built shed.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

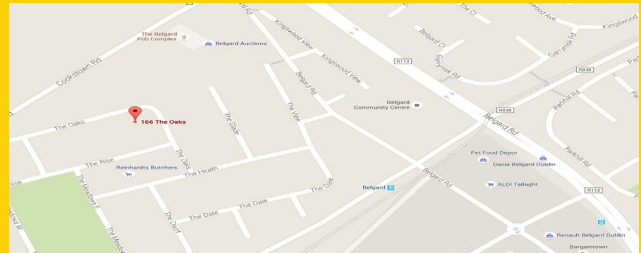
DIRECTIONS

If travelling on Belgard Road towards Tallaght, at the traffic light junction before The Belgard Inn turn right onto Cookstown Road. Proceed ahead and take your second left turn onto The Oaks. Turn left and no. 166 can be found at the bottom of the road on the right hand side.

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.

LOCATION



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 we will contact you.

MORTGAGES

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



For further information or advice, please call:
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