

FOR SALE

BY PRIVATE TREATY

28 Allenton Park
Tallaght
Dublin 24



Three Bedroom Terraced
c.82.2sq.m./885sq.ft



Price: €225,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this three bedroom family home to the market with an enviable cul de sac position within this mature and well established development. Allenton is located just off the Oldcourt Road and represents excellent value for money. Within a short stroll you will find local schools, leisure facilities and both Old Bawn & Firhouse Shopping Centres. Within minutes by car you can reach Tallaght Village, Tallaght Hospital and the M50 Motorway. A host of bus routes are very easily accessible bringing you to and from Dublin City Centre.

Interior living accommodation of c. 885sq.ft comprises of front storm porch giving access to the entrance hallway, lounge, kitchen/dining room, three bedrooms and main family bathroom. The rear is not overlooked and boasts a generous, low maintenance garden. No. 28 is a blank canvas, ready and waiting for ones stamp to be applied, and will undoubtedly cause a stir among first time buyers. Viewing highly advised; call Ray Cooke Auctioneers for further information.

FEATURES

- c. 885 sq ft
- BER C3
- Double glazed windows
- Gas fired central heating
- Blank canvas "neutral" presentation
- Not overlooked to the rear
- Low maintenance rear garden
- Peaceful cul de sac setting
- Bus routes to the front of the development
- Old Bawn & Firhouse Shopping Centres within walking distance
- M50 Motorway merely minutes by car
- Ideal for 1st time buyers
- Viewing highly advised



ACCOMMODATION

HALLWAY

13'4" x 5'9" (4.1m x 1.8m)

Storm porch, laminate flooring, access to lounge and kitchen, understairs storage space.

LOUNGE

12'7" x 11'4" (3.9m x 3.5m)

Laminate flooring and net curtains.



KITCHEN/DINING ROOM

17'7" x 11'4" (5.4m x 3.5m)

Fitted I-shaped kitchen with extended breakfast bar, lino flooring to kitchen and laminate flooring to dining area, sliding door to rear.



BEDROOM 1

11'4" x 10'4" (3.5m x 3.2m)

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

BEDROOM 2

12'7" x 9'8" (3.9m x 3m)

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



BEDROOM 3

9'8" x 7'5" (3m x 2.3m)

Single bedroom to the front of the property, laminate flooring.

BATHROOM

10'1" x 6'2" (3.1m x 1.9m)

Fitted bathroom suite wc, whb and bathroom with shower.

OUTSIDE FRONT

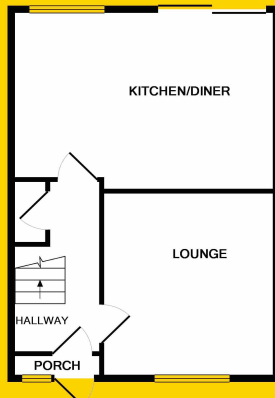
Peaceful cul de sac, concrete driveway.

OUTSIDE REAR

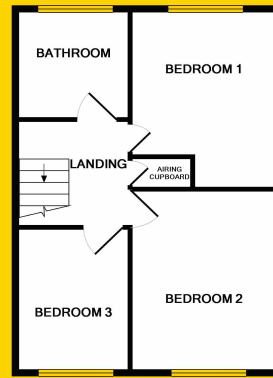
Low maintenance rear with decking and paving, walled to sides and rear, block storage shed, not directly overlooked.



FLOOR PLANS



GROUND FLOOR



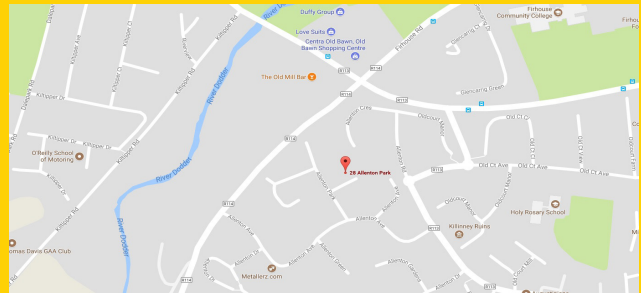
1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling on Firhouse Road towards Tallaght; at the Old Bawn Shopping Centre/The Old Mill Pub traffic light junction proceed straight through heading for Bohernabreena. Turn left onto Allenton Avenue and follow the road as it veers left adjacent to the green. Turn left onto Allenton Park and turn right. No. 28 can be found on the left hand side.

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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084**

Alternatively you can send an email to **ross@raycooke.ie** and we will contact you.

MORTGAGES

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