

**FOR SALE**

BY PRIVATE TREATY

81 Seskin View Road  
Tallaght  
Dublin 24



5 Bedroom End of Terrace  
c.145.90sq.m. /1,570sq.ft



**Price: €349,950**

**raycooke.ie**  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent five bedroom end of terrace property to the market ideally tucked away just off Seskin View Road. This highly sought after setting finds itself within a stone's throw of every conceivable local amenity including shops, primary & schools, leisure facilities, The Square Shopping Centre, The Luas and The M50 Motorway.

Most spacious interior living accommodation of c. 1,570 sq ft comprises of entrance hallway with three reception rooms, guest wc, kitchen/breakfast room, conservatory, five bedrooms and two bathrooms. The property has been heavily extended over the years and offers well-proportioned and versatile living accommodation throughout. The front of the property is not directly overlooked and offers an enviable cul de sac position. To the rear is a manicured westerly facing garden along with extra large side space. Ideally targeted to a growing family, an opportunity not to be missed! Call Ray Cooke Auctioneers for further information.

## FEATURES

- c. 1,570 sq ft
- Gas fired central heating
- Double glazed windows
- Nicely presented throughout
- 3 reception rooms
- Rear conservatory
- 5 bedrooms/2 full bathrooms
- Large side space
- West facing rear garden
- Not overlooked at the front
- Off street parking
- Envious cul de sac position
- Ideal for a growing family
- Viewing highly advised!





## ACCOMMODATION

### HALLWAY

15'5" x 6'6" (4.8m x 2m)

Carpet. Under stairs storage. Access to lounge, dining room, guest wc and living room (bedroom).

### LIVING ROOM

12'8" x 9'2" (3.9m x 2.8m)

In use as a bedroom. Dual aspect with side window. Carpet.

### LOUNGE

12'5" x 12'5" (3.8m x 3.8m)

Carpet. Feature fireplace.

### DINING ROOM

19'7" x 11'8" (6m x 3.6m)

Laminate flooring. Feature fireplace. Patio doors to conservatory. Access to kitchen/breakfast room.

### KITCHN/BREAKFAST ROOM

17'1" x 9'2" (5.4m x 2.8m)

Tiled floor and splashback. Fitted kitchen. Side bay patio doors.

### CONSERVATORY

9'2" x 9'2" (2.8m x 2.8m)

Access to Rear.

### BEDROOM 1

11'2" x 9'2" (3.4m x 2.8m)

Double to front, Carpet. Built in wardrobes. Dual aspect.

### BEDROOM 2

10'5" x 9'2" (3.2m x 2.8m)

Double to rear. Carpet. Built in wardrobes. Dual aspect.

### BEDROOM 3

12'1" x 10'5" (3.7m x 3.2m)

Double to rear. Carpet. Wall of built in wardrobes.

### BEDROOM 4

14'4" x 9'8" (4.4m x 3m)

Double to front. Carpet. Wall of built in wardrobes.

### BEDROOM 5

10'2" x 8'2" (3.1m x 2.5m)

Single to front. Carpet.

### BATHROOM

7'2" x 5'9" (2.2m x 1.8m)

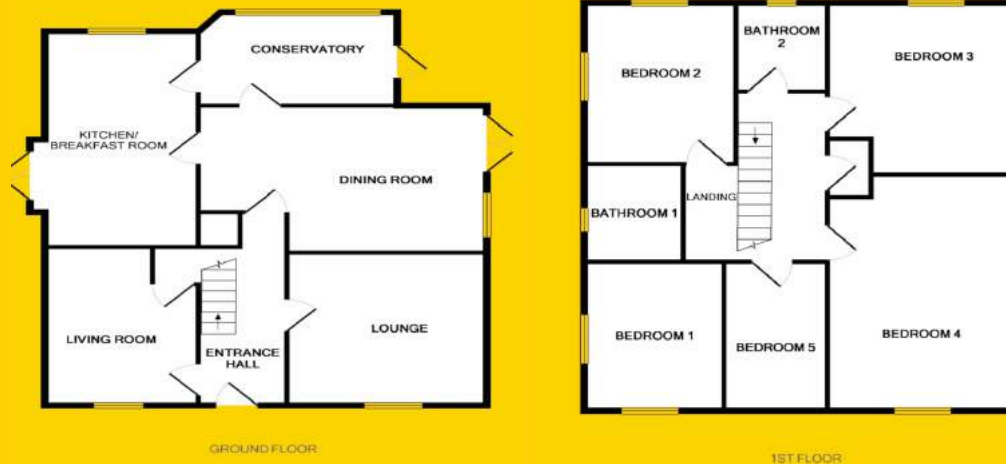
Fully tiled bathroom suite. Fitted with wc, whb and shower.

### FRONT

Peaceful cul de sac. Concrete driveway with side lawn garden.



## FLOOR PLANS



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 M50 Southbound take exit 11 for Tallaght and veer left onto N81. Continue straight through the 1st roundabout and turn left at the lights onto Avonmore Road. Continue ahead, following the road around to the right and no. 81 can be found on the right hand side clearly marked by our "For Sale" sign.

## 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 4030720 or 0871368084.**

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

## MORTGAGES

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Financial Services Ltd

For further financial advice, please call:  
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