

**FOR SALE**

BY PRIVATE TREATY

6 Paric Gleann Trasna  
Aylesbury  
Tallaght  
Dublin 24  
D24 E1C0



Three Bedroom Semi Detached  
c. 97.5.sq.m /1,050sq.ft

**BER** TBC

**Price: €290,000**

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

## DESCRIPTION

Ray Cooke Auctioneers proudly present this fantastic three bedroom semi-detached family home to the market ideally tucked away on the enviable cul de sac of Pairc Gleann Trasna, Aylesbury. Offering a sense of peace and tranquillity along with picturesque mountain views the location is truly next to none. Within walking distance you will find local schools, leisure centres, bus routes and Aylesbury Shopping Centre. Tallaght Village, Tallaght Hospital, The Luas and the M50 Motorway can all be reached within a couple of minutes by car.

Living accommodation of c. 1,050sq.ft comprises of; ground floor - entrance hallway, lounge, kitchen/dining room, guest wc, 1st floor - three bedrooms ( 2 doubles and 1 single ) family bathroom and one en-suite bathroom. To the rear of the property is a maintenance free rear garden and a barna shed. No.6 comes to the market in good condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features including gas fired central heating , three large bedrooms, one en-suite bathroom, LARGE kitchen/dining room and a private rear garden- to name but a few! Early viewing is highly advised to appreciate the sheer quality on offer behind the door of this superb family home, call Ray Cooke Auctioneers today!

## FEATURES

- c.1,050sq.ft
- BER tbc
- IMMACULATELY presented throughout
- Perfect for a first time buyer
- Fully fitted modern kitchen
- 3 BED / 3 BATH
- Ample wardrobe space
- Guest wc
- Gas fired central heating
- Ample parking
- Exclusive development
- Peaceful cul de sac setting
- Highly sought after location
- Within easy reach of M50 Motorway & The Luas
- Viewing highly advised!



## ACCOMMODATION

### HALL

Entrance hall with laminate flooring, access to kitchen and lounge.

### LOUNGE

Bright lounge to the front of the property with feature fireplace and laminate flooring.

### KITCHEN

Fully fitted kitchen with eye and floor level units, tiled flooring and access to guest w.c and rear garden.



### BEDROOM 1

Double room to the front of the property with laminate flooring, built in wardrobes and access to ensuite.



### BEDROOM 2

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

### BEDROOM 3

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



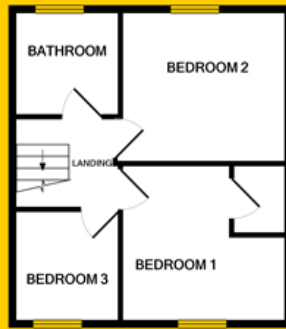
### BATHROOM

Fully fitted bathroom with w.c, whb and bath, partly tiled walls and laminate flooring.





GROUND FLOOR



1ST FLOOR

## 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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

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



## MORTGAGES

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