

**FOR SALE**

BY PRIVATE TREATY

**2 Rossfield Court  
Tallaght  
Dublin 24  
D24VP6C**



Two Bedroom Semi-Detached  
c.85.01sq.m /915sq.ft



**Price: €195,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent two bedroom semi detached bungalow to the market on Rossfield Court, Dublin 24. The location is absolutely ideal as there are shops, schools and leisure facilities on your doorstep along with the Citywest Shopping Centre, the Square Shopping Centre and Tallaght Hospital all within easy reach. Transport links are in abundance as the red LUAS line, the M50 and the N81 + N7 can be found in minutes. Internal living accommodation of c. 915 sq. ft. comprises of entrance hallway, family bathroom, two double bedrooms, master bedroom ensuite and an extra large open plan kitchen/dining/living room. The gated front drive gives way to a side lawn garden and off street parking. The rear offers more outside space with a further lawn garden and a timber storage shed. No. 2 has been well kept throughout and offers an affordable option for any first time buyer to step onto the property ladder and call somewhere "home". Immediate interest is expected - Register your interest today.

## FEATURES

- c. 915 sq. ft.
- BER D2
- Alarmed
- Well presented throughout
- Double glazed windows
- Gas fired central heating
- XL open plan kitchen/living/dining room
- Fitted kitchen
- 2 double bedrooms
- Family bathroom & master ensuite
- Gated driveway with off street parking
- Side & rear gardens
- Timber storage shed
- Adjacent to large green space
- Not directly overlooked
- Easy Access to the N81/N7/M50 Motorway
- Within minutes drive of The LUAS
- Tallaght Hospital, The Square & Citywest Shopping Centre within arm's reach
- Viewing highly advised!





## ACCOMMODATION



### FRONT

Gated concrete driveway, with concrete drive and on street parking.

### HALLWAY

Semi-solid flooring, L shaped hallway with access to the bathroom, kitchen/living room & 2 bedrooms.

### KITCHEN / LIVING ROOM / DINING ROOM

22'9" x 26'2" (7m x 8m)

Large open plan room. Semi-solid flooring to living/ dining area, feature fireplace with access to the rear garden. Fitted kitchen units tiled flooring and splashback.



### BEDROOM 1

11'1" x 8'5" (3.4m x 2.6m)

Double bedroom with laminate flooring.



### BEDROOM 2

9'5" x 16'4" (2.9m x 5m)

Double bedroom with laminate flooring and access to the en suite.

### BATHROOM

6'8" x 5'9" (2.1m x 1.8m)

Fitted with WC, wash hand basin, bath, shower with tiled flooring and wet areas.



### REAR GARDEN

Walled with lawn garden & barna shed.



## 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 she 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

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For further information or advice, please call:  
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