

FOR SALE

BY PRIVATE TREATY

56 Hazelgrove Court
Tallaght
Dublin 24



Two Bedroom Apartment
c.65.03.sq.m. / 700sq.ft.

BER TBC

Price: €160,000

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to present this magnificent two bedroom first floor apartment to the market ideally located in Hazelgrove Court, a very popular and well located development at the foothills of the Dublin Mountains in Tallaght, D24. Hazelgrove is within easy reach of all local amenities including shopping facilities, pubs, schools and has excellent transport links. The area is well serviced with excellent road networks and also has the Red Luas Line within striking distance.

Bright and spacious living accommodation of c. 700 sq. ft. comprises of entrance hallway, large lounge, kitchen/dining room, 2 x LARGE double bedrooms, en-suite and a main family bathroom. No. 56 comes to the market in pristine condition throughout. Interest is sure to be expected from 1st time buyers and investors alike so call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- Fantastic location
- 2 Bed / 2 Bath
- View of the Dublin mountains
- Abundance of parking
- Electric storage heating
- Turn key
- Management fees €1680 yearly
- Double Glazed windows
- Close to schools
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



ACCOMMODATION

ENTRANCE HALL

10'1" x 3'2" (3.1m x 1.0m)

Timber flooring, access to lounge/bedrooms.

LOUNGE

14'7" x 13'1" (4.5m x 4.1m)

Large bright lounge, timber flooring, access to balcony and kitchen.

KITCHEN

6'5" x 15'0" (2.0m x 4.6m)

Fully fitted kitchen, timber flooring.



BEDROOM 1

10'4" x 10'1" (3.2m x 3.1m)

Double room, carpet flooring, built in wardrobes.



BEDROOM 2

8'8" x 14'4" (2.7m x 4.4m)

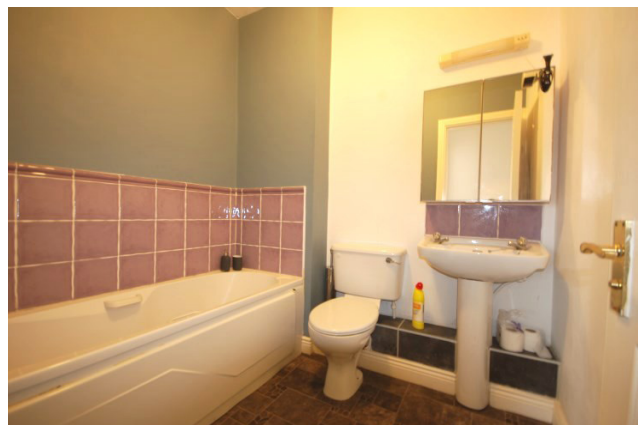
Double room, carpet flooring, built in wardrobes, ensuite.



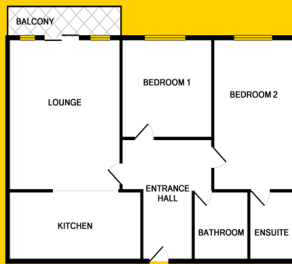
BATHROOM

6'5" x 6'8" (2.0m x 2.1m)

Fully fitted with w.c, whb and bath, tiled flooring.



FLOOR PLANS



DIRECTIONS

Travelling from the Tallaght Village turn right onto N81 follow the road straight for 1km going past the Shamrock Rovers stadium on your left hand side. At the tired junction you meet just before the Jobstown Inn Pub take a left turn and then you're second right into the Hazelgrove Court complex.

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

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@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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