

**FOR SALE**

BY PRIVATE TREATY

**41 Ellensborough Park  
Kiltipper  
Dublin 24**



Three Bedroom Semi Detached  
c.110.6sq.m. / 1,190sq.ft.

**BER** TBC

**Price: €315,000**

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



## DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this magnificent three bedroom semi detached property to the market in the ever popular Ellensborough Development. The location is next to none as you are within minutes of The Square Shopping Centre, Tallaght Hospital, The LUAS, local shops, schools and leisure facilities. Spacious living accommodation of c. 1,190 sq ft comprises of entrance hall with guest wc, lounge, dining room, kitchen, three large bedrooms, main family bathroom and master bedroom ensuite. No. 41 is presented in excellent condition throughout and has been meticulously maintained. The front is overlooking a peaceful green area, ideal for child's play, and to the rear you will find a south facing garden with decked sun trap areas. Additional features include gas fired central heating and three extra spacious bedrooms. The well-proportioned living accommodation is absolutely ideal for a first time buyer or those looking to upsize to this mature, settled area. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 1,190 sq ft
- Gas fired central heating
- SOUTH FACING rear garden
- Double glazed windows throughout
- Extended front driveway with ample parking space
- Fully Alarmed
- Bright bay window to lounge
- Solid timber flooring
- Modern fitted kitchen
- Separate kitchen and dining room
- Three spacious bedrooms
- Highly sought after development
- Within easy reach of The Square Shopping Centre
- The Luas & M50 Motorway with a couple of minutes drive
- Local shops within walking distance
- Viewing highly advised



## ACCOMMODATION

### ENTRANCE HALL

5'7" x 2'2" (1.7m x 2.2m)

Wide and welcoming, access to wc.

### LOUNGE

17'3" x 11'8" (5.3m x 3.6m)

Timber floors, large room, gas fire insert with marble surround.

### KITCHEN

17'3" x 8'5" (5.3m x 2.6m)

Tiled floor and splashback, floor and eye level units.

### DINING

8'5" x 12'1" (2.7m x 3.7m)

Timber floors, sliding door to rear decking.

### BEDROOM

10'8" x 14'1" (3.3m x 4.3m)

Timber flooring, double room to front of the property.

### BEDROOM

7'2" x 12'9" (2.2m x 3.9m)

timber floor, spacious room to the front of the property.

### BEDROOM

11'8" x 12'4" (3.6m x 3.8m)

Timber floors, built in wardrobe, double room to the rear of the property.

### BATHROOM

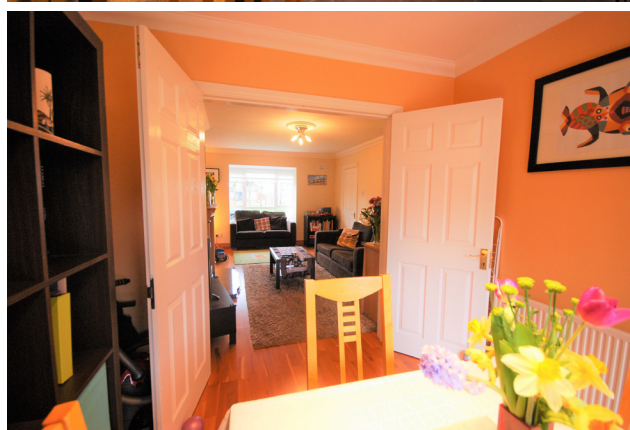
7'0" x 5'9" (2.1m x 1.8m)

Part tiled with power shower.

### ENSUITE

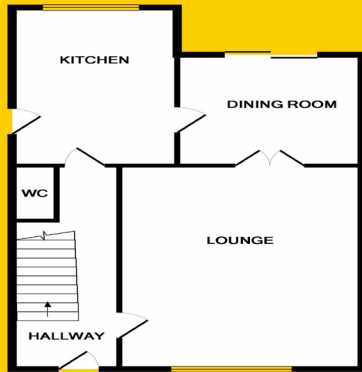
6'2" x 5'2" (1.9m x 1.6m)

Part tiled with power show

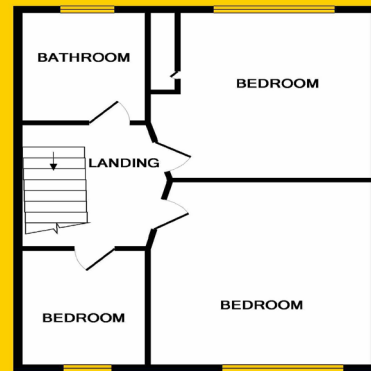




## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

## DIRECTIONS

When coming off the M50 at the Tallaght exit head straight up the N81. When you see the Tallaght Stadium and the Maldron Hotel on your left hand side, turn left. Follow the road straight ahead, straight through the next two roundabouts and then at the third roundabout take the second exit into Ellensborough. Take your second right turn onto Ellensborough Drive. Follow this around to the right and then turn left onto Ellensborough Park. No. 41 can be found straight ahead marked with our distinctive 'For Sale' board.

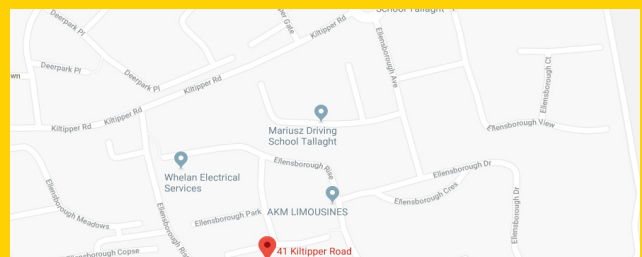
## VIEWING

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.

## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

## LOCATION



## NEGOTIATOR

**Tallaght Sales** and can be contacted on **01 4599 288**.

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



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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