

**FOR SALE**

BY PRIVATE TREATY

5 Ellensborough Grange  
Tallaght  
Dublin 24  
D24 W2N1



Two Bedroom Mid Terrace  
c. 81sq.m /871.8sq.ft



**Price: €299,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are proud to offer to the market this immaculately presented and ideally located two bedroom mid terrace property with an attic conversion (currently being used as 3rd bedroom) in the ever popular Ellensborough development. Ellensborough itself is a highly sought after area and is enviably positioned within arm's reach of all essential amenities including esteemed primary & secondary schools, extensive leisure & sports facilities, convenience stores and The Square Shopping Centre. In terms of transport, bus routes are easily accessible and the M50 Motorway is found within minutes by car.

Bright and open living accommodation can be found in this well-proportioned property which in brief comprises of; Entrance hall, Kitchen/Diner and Living room to the ground floor. On the 1st floor you will find the Master bedroom which benefits from a fitted triple wardrobe, the Family Bath room and the Second bedroom. On the 2nd floor you will find the 3rd bedroom/attic conversion. Externally to the rear of the property you will find a fully enclosed, mainly laid to lawn garden whilst the front benefits from a driveway providing parking for 2-3 vehicles. No.5 comes to the market in extremely good condition throughout and further benefits from gas central heating, double glazing and incredible views to the rear. This property will be extremely popular due to the condition and location – viewing is highly advised!

## FEATURES

- Perfect location
- BER C1
- Picturesque views
- Cul-de-sac location
- Mid terrace
- Well presented
- Gas central heating
- Driveway for 2-3 vehicles
- Attic conversion
- Sought after development
- Close to shops, schools and major road networks
- Viewing is highly advised!



## ACCOMMODATION



### LOUNGE

12'1" x 12'4" (3.7m x 3.8m)

Bright lounge with laminate flooring to the rear of the property, with electric fireplace and sliding doors to rear garden.

### KITCHEN

17'7" x 9'1" (5.4m x 2.8m)

Fully fitted kitchen to the front of the property with eye and floor level units, laminate flooring, dining area and access to lounge.



### BEDROOM 1

12'1" x 11'8" (3.7m x 3.6m)

Double bedroom to the rear property with carpet flooring, fitted wardrobe.



### BEDROOM 2

12'4" x 8'8" (3.8m x 2.7m)

Single bedroom to the rear of the property with carpet to floor.

### ATTIC

13'4" x 8'8" (4.1m x 2.7m)

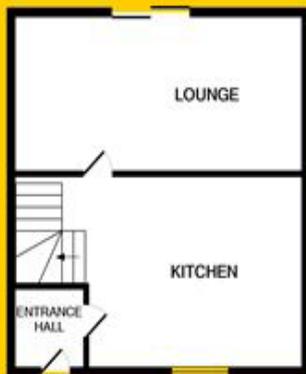
Attic conversion (currently being used as 3rd bedroom) with laminate flooring.



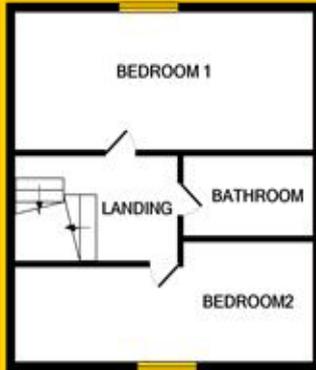
### BATHROOM

Fully fitted with wc, whb and bath, fully tiled.

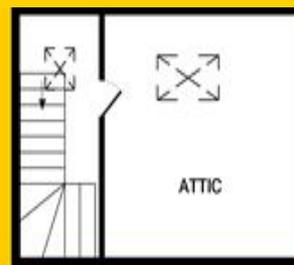




GROUND FLOOR



1ST FLOOR



2ND 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

Nick Lindsey and he can be contacted on **01 9089300 or 086 063 4889**

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



## MORTGAGES

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