

FOR SALE

BY PRIVATE TREATY

**46 Cloonmore Avenue
Tallaght
Dublin 24
D24K2F2**



Three Bedroom Terraced
c.97.55.sq.m / 1,050.sq.ft



Price: €199,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS TAKE GREAT PLEASURE IN PRESENTING THIS EXTENDED THREE BEDROOM FAMILY HOME TO THE MARKET ON CLOONMORE AVENUE, DUBLIN 24. THE LOCATION IS NEXT TO NONE WITH A VAST ARRAY OF AMENITIES ALL WITHIN EASY REACH INCLUDING LOCAL SHOPS & SHOPPING CENTRES, PRIMARY & SECONDARY SCHOOLS, THE SQUARE SHOPPING CENTRE AND TALLAGHT HOSPITAL. ON A TRANSPORT NOTE BOTH THE M50 MOTORWAY AND TALLAGHT LUAS STOP ARE BOTH VERY EASILY ACCESSIBLE. INTERNAL LIVING ACCOMMODATION OF C. 1,050 SQ FT COMPRISES OF ENTRANCE HALLWAY, LOUNGE, KITCHEN/DINING ROOM, THREE BEDROOMS AND MAIN FAMILY BATHROOM. THE PROPERTY HAS UNDERGONE A FULL WIDTH EXTENSION TO THE FRONT RESULTING IN A MOST GENEROUS ENTRANCE HALLWAY AND AN EXTRA LARGE LIVING ROOM.

THE GATED DRIVEWAY PROVIDES AMPLE OFF STREET PARKING AND THE LOW MAINTENANCE REAR GARDEN IS NOT OVERLOOKED AS WELL AS BOASTING AN IDYLIC SOUTH WESTERLY ORIENTATION ATTRACTING THE SUNSHINE ALL DAY LONG. ABSOLUTELY PRIME FOR FIRST TIME BUYERS, CALL RAY COOKE AUCTIONEERS TODAY FOR FURTHER INFORMATION.

FEATURES

- c. 1,050 sq ft
- Gas fired central heating
- Full width extension to front
- Extra large entrance hallway & lounge
- Under stairs storage space
- Open plan kitchen/dining room
- Fully tiled bathroom suite with Triton Shower
- Plenty of wardrobe space
- Low maintenance front & rear
- Gated driveway with off street parking
- Sunny south westerly orientation
- Not overlooked to the rear
- Peaceful cul de sac setting
- Adjacent to large green area
- The Square Shopping Centre & Tallaght Hospital within easy reach
- The M50 & Tallaght Luas Stop easily accessible
- Prime for first time buyers
- Viewing highly advised!
- Ideal for 1st time buyers and investors
- *VIEWING HIGHLY ADVISED*



ACCOMMODATION

HALLWAY

22'6" x 5'9" (4.6m x 2.2m)

Extended hallway, laminate flooring, understairs storage, access to lounge and kitchen area.

LOUNGE

19.6" x 11"2 (6m x 3.6m)

Extended lounge with laminate flooring.

KITCHEN

17'7" x 10'1" (5.4m x 3.1m)

L- Shaped fitted kitchen, tiled to floor and splashback and patio doors to rear garden.

BATHROOM

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

Fully tiled bathroom suite, fitted with wc, whb, jacuzzi bath and triton shower

BEDROOM 1

12'1" x 9'1" (3.7m x 2.8m)

Double bedroom to the rear of the property, laminate flooring and wall of mirrored sliderobes.

BEDROOM 2

12'7" x 9'8" (3.9m x 3.m)

Double bedroom to the front of the property, laminate flooring and a wall of built in wardrobes with over head storage.

BEDROOM 3

9'8" x 7'5" (3m x 2.3m)

Single bedroom to the front of the property, laminate flooring and built in wardrobes.

FRONT

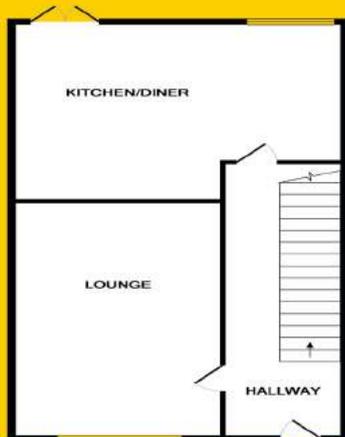
Gated concrete driveway with ample off street parking.

REAR

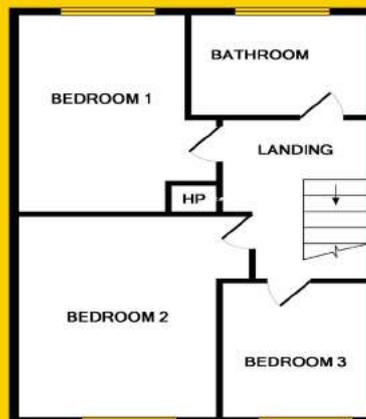
Low maintenance rear garden, not overlooked, sunny south westerly orientation.



FLOOR PLANS



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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084.

Alternatively you can send an email to ross@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:
01 40 30 720 or 087 99 44 036

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

CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.