

FOR SALE

BY PRIVATE TREATY

**73 Sundale Avenue
Tallaght
Dublin 24
D24 C44W**



Three Bedroom Terraced House
c.69.62sq.m /1060sq.ft



Price: €260,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom property to the market with additional ATTIC CONVERSION ideally tucked away on Sundale Avenue, D24. This highly sought after development is located within arm's reach of Citywest Shopping Centre, Citywest Business Park, The Luas, the N7, N81 and the M50 motorway, the location is truly next to none. Bright and spacious living accommodation of c. 1060 sq ft (c. 98 sq m) comprises of entrance hall, downstairs WC, lounge, kitchen/dining room, three bedrooms (2 double/one single) and main family bathroom. From the landing a full staircase leads up to an additional attic conversion which would make a perfect fourth bedroom. To the rear is an extra sunny rear garden with patio area, artificial grass and large shed. Number 73 is presented in truly turn key condition and boasts a long list of additional features including a new gas boiler, top quality flooring, stunning family bathroom and off street parking for multiple cars. This one is an absolutely ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 1060 sq ft
- Additional attic conversion
- Upgraded composite front door
- Upgraded windows
- New gas boiler
- Excellent kitchen with fitted appliances
- Stunning flooring
- Freshly painted
- Top quality blinds
- Fully tiled bathroom suite with power shower
- Built in wardrobes
- Within reach of the Luas
- Stunning rear garden
- Double glazed windows throughout
- Gas fired central heating
- Citywest Shopping Centre within walking distance
- Bus routes found within 3-4 minutes walk
- STUNNING PROPERTY!



ACCOMMODATION



LIVING

Laminate floor & inset electric fire. Top quality blinds. Well finished.

KITCHEN

Spacious kitchen to the rear of the property. Floor and eye level units. Top quality new gas boiler.

BATHROOM

Fitted bathroom with walk in shower. WC and WHB.

BEDROOM 1

Double room to the rear of the property. Top quality blinds and built in wardrobes. Top quality laminate flooring.

BEDROOM 2

Double bedroom to the front of the property. Top quality blinds and curtains. Stunning laminate floor.

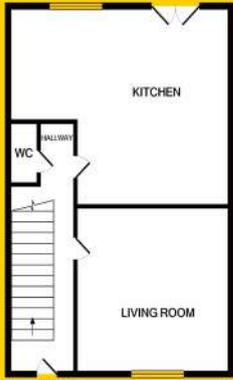
BEDROOM 3

Single room to the front of the property. Top quality blinds. Laminate flooring.

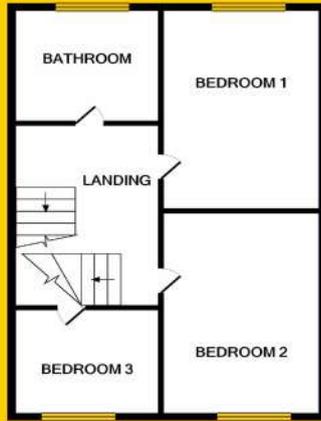
ATTIC

Extra large room with velux window. Top quality carpets.

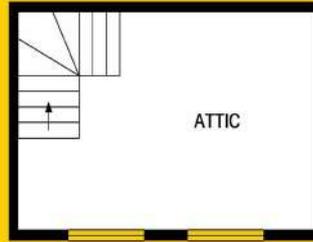




GROUND FLOOR



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

James Dronney and he can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
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