

FOR SALE

BY PRIVATE TREATY

**9 Russell Avenue
Tallaght
Dublin 24
D24 E2W5**



Three Bedroom Terrace House
c.83.61sq.m /900sq.ft



Price: €199,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine three bedroom terraced property to the market superbly located facing onto the green area at Russell Crescent, Dublin 24. The location is absolutely ideal as there are shops, schools and leisure facilities on your doorstep along with the Citywest shopping Centre, the Square Shopping Centre and Tallaght Hospital all within easy reach. Transport links abound as the red LUAS line, the M50 and the N7 can be found in minutes. Bright and airy interior living accommodation of c. 900 sq ft comprises of entrance hall, guest wc, lounge, kitchen/dining room, three spacious bedrooms and main family bathroom. Double doors from the lounge lead onto a spacious sunny rear garden with raised decking area. No. 9 comes to the market in need of slight cosmetic upgrading but boasts excellent potential to be transformed into the perfect family home. There is a long list of additional features which includes gas fired central heating, upgraded flooring and built in wardrobes. This one is prime for first time buyers but is equally likely to be a hit with investors due to the attractive yields on offer locally. Early viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- C. 900 sq ft
- 3 bed/2 bath
- Close to a large green area
- Gas central heating
- Ample parking
- Double glazed windows throughout
- Fitted kitchen
- Built in wardrobes
- Sunny rear garden
- Modern build (Built c. 2005)
- Easy Access to the N81 / M50
- Within walking distance of The LUAS
- Magnificent investment potential



ACCOMMODATION



KITCHEN / DINING

8'92" x 15'74" (2.72m x 4.8m)

Lino to floor. Fitted eye level units. Top quality appliances.



LIVING

11'48" x 15'87" (3.5m x 4.84m)

Large room to the rear of the property. Lino floor. Double doors with access to the rear garden.



DOWNSTAIRS WC

7'38" x 2'95" (2.25m x 0.9m)

Wc and Whb under the stairs.

BATHROOM

8'79" x 6'64" (2.68m x 2.03m)

Part tiled main family bathroom with fitted bath, whb and wc.



BEDROOM 1

8'85" x 12'46" (2.7m x 3.8m)

Double room to the rear. Lino to floor. Top quality curtains.

BEDROOM 2

8'85" x 12'79" (2.7m x 3.9m)

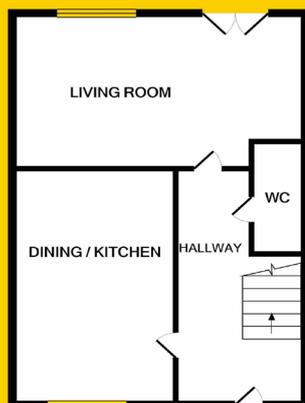
Double room to the front of the property. Lino to floor. Top quality curtains.

BEDROOM 3

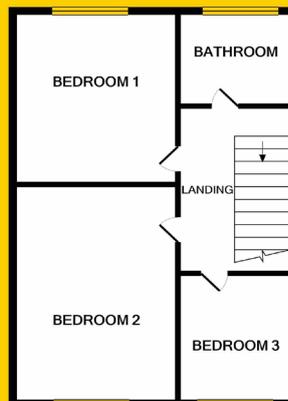
11'81" x 7'38" (3.6m x 2.25m)

Single room to the front of the property. Built in storage. Top quality blinds.





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

James Droney and she 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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