

FOR SALE

BY PRIVATE TREATY

**44 Mountain Park
Tallaght
Dublin 24
D24CXH0**



Three Bedroom Semi Detached
c.120sq.m / 1,300 sq.ft



Price: €345,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this excellent three bedroom family home, with a generous rear kitchen extension and an extra-large sunny rear garden, ideally positioned in Mountain Park - Dublin 24. Within a brisk walk you will find a variety of shops, shopping centres, primary & secondary schools and leisure facilities. On a transport note a host of bus routes serving Dublin's City Centre and both The Luas & The M50 Motorway are very easily accessible by car.

Bright and spacious internal living accommodation of c. 1,340 sq ft (124 sq m) comprises of entrance hallway, lounge, living room, dining room, kitchen, three bedrooms (two double and one single) and main family bathroom. The extra-large rear is perfect for family living.

No. 44 has been well maintained by its current owners and is presented in very good condition throughout. The long list of additional features includes gas fired central heating, built in storage and off street parking for multiple cars. Prime for 1st time buyers and one not to be missed; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,300 sq ft
- BER F
- Extra-large rear garden
- Extended Kitchen and Dining Room
- Gas fired central heating
- Upgraded PVC windows and doors
- Well maintained family home
- Fitted kitchen
- Fully tiled bathroom with electric shower
- Off street parking to front
- Mature and sought after development
- Bus routes within walking distance
- M50 Motorway & The Luas within easy reach
- Prime for 1st time buyers or those trading up
- Viewing highly advised!



ACCOMMODATION

HALLWAY

5'9"x11'6" (1.8m x 3.55m)

Carpet floor, plaster and painted walls and ceilings.

LIVING ROOM

13'2"x 13'1" (4.03m x 4m)

Hardwood floor, plaster and painted walls and ceiling, and top quality blinds.

LOUNGE

12'3"x 18'6" (3.75m x 5.68m)

Carpet floor, feature fireplace, plaster and painted walls and ceiling, top quality blinds, and access to kitchen and dining room.

DINING ROOM

10'8"x 16'1" (3.3m x 4.92m)

Hard wood flooring, plaster and painted walls and ceiling, and double door to rear garden.

KITCHEN

11" x 15'7" (3.37m x 4.8m)

Tiled walls and floor, centre island, floor and eye level units, and access to side passage.

FAMILY BATHROOM

5'8"x 7'9" (1.78m x 2.41m)

Tiled floor and walls, full bath, wc, and whb.

BEDROOM 1

13'4"x 10'66" (4.1m x 3.25m)

Laminate floor, plaster and painted walls and ceiling, fitted wardrobes and double glazed windows.

BEDROOM 2

11'48" x 10'4"(3.5m x 3.2m)

Laminate floor, plaster and painted walls and ceiling, and fitted wardrobes.

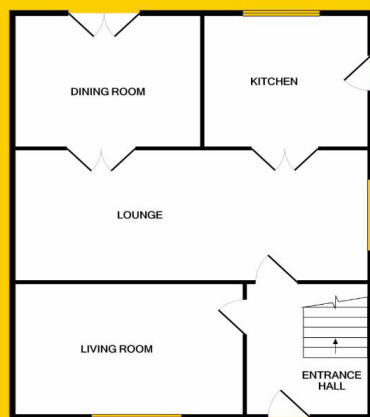
BEDROOM 3

8'5" x 8'5"(2.6m x 2.6m)

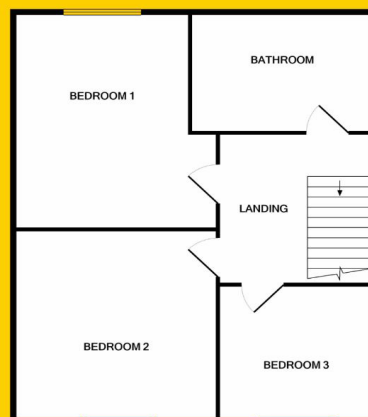
Carpet floor, plaster and painted walls and ceiling, and fitted wardrobes.



FLOOR PLAN



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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

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



MORTGAGES

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For further information or advice, please call:

01 40 30 720

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CLONDALKIN

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

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

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@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

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie

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