

FOR SALE

BY PRIVATE TREATY

**17B Ard Macha
Old Bawn
Tallaght
Dublin 24
D24A3VF**



Two Bedroom Semi Detached
c.81.8.sq.m /880.sq.ft

BER TBC

Price: €250,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 17B Ard Macha to the market in one of Dublin 24's most established and sought after pockets. Old Bawn, ever in demand, is enviably positioned within arm's reach of all essential amenities including esteemed primary & secondary schools, extensive leisure & sports facilities, convenience stores & The Square Shopping Centre. On a transport note bus routes are plentiful and The Luas & M50 Motorway are found within minutes by car. Internal living accommodation of c. 880 sq ft comprises of entrance hallway, guest wc, lounge, kitchen/dining room, two double bedrooms and family shower room. This is an UNFINISHED PROPERTY, coming to the market at first fix stage, and is left ready for the new owner to apply their own stamp and finish it off to its maximum potential. Once complete it will undoubtedly make a magnificent family home. Ideal for any handyman/tradesman/builder - early viewing is highly advised. Call RayCookeAuctioneersforfurtherinformation.

FEATURES

- c. 880 sq ft
- BER EXEMPT
- UNFINISHED PROPERTY
- At first fix stage
- Double glazed windows and doors throughout
- Plenty of windows with an abundance of natural light
- Guest WC and family shower room
- 2 large double bedrooms
- Kitchen/dining room to rear
- Separate lounge to front
- Shared cobble lock driveway
- Private rear garden
- Sunny westerly rear orientation
- Mature and highly sought after location
- Within easy reach of an array of local shops & schools
- M50 Motorway and Tallaght Hospital found within minutes
- Ideal for handyman/tradesman/builder
- Viewing highly advised!



ACCOMMODATION



LOUNGE

Plumbed, access to Electricity and tv points.

KITCHEN

Plumbed for all modern facilities, access to electricity and double doors to rear.

HALLWAY

Plumbed for downstairs wc and wired for electricity.

BEDROOM 1

Located to the front of the proeprty and two double glazed windows.

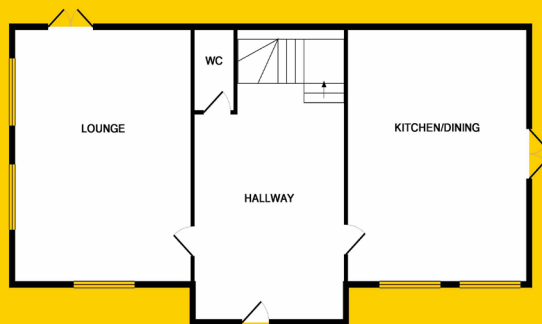
BEDROOM 2

Double bedroom located to the rear of the property and tv point.

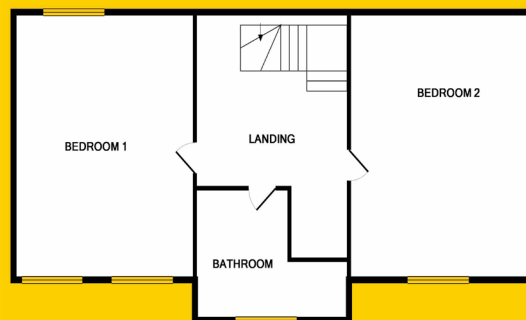
BATHROOM

Plumbed for shower, whb and wc





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 0871368084.

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:
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