



For Sale *By Private Treaty*

**10 Mount Eustace Rise
Tyrrelstown
Dublin 15
D15F3C6**



Scan to view Property

3 Bedroom | 3 Bathroom | Semi - Detached | 95 sq.m

Guide Price: €325,000



Description

RAY COOKE AUCTIONEERS are delighted to present this fantastic three-bedroom semi-detached home to the market superbly located on Mount Eustace Rise in Tyrrelstown, Dublin 15.

No. 10 is located in the development of Tyrrelstown in Dublin 15. With every conceivable amenity merely, a stone's throw away the location of this family home is hard to beat. A selection of shops and amenities in Tyrrelstown Village Shopping Centre are literally on your doorstep. Blanchardstown Village & Blanchardstown Shopping Centre together with Dublin 15's Corporate Parks and Connolly Hospital are all located nearby. The Phoenix Park and Castleknock Village are both within a 15-minute drive. The property also falls into an excellent catchment of schools including within the area of Tyrrelstown itself making it a real winner with families. The area is serviced by a high frequency bus service including night link to Dublin City Centre. Also, both the M50 and M3 Motorways are close at hand along with Dublin Airport making this a most strategically positioned address.

Bright and spacious internal accommodation of c. 95 sqm comprises of entrance hallway, large living room, spacious fully fitted kitchen & dining room with pantry closet, storage closet and large guest WC all located downstairs. Upstairs hosts three double bedrooms (master with ensuite) and a fully tiled family bathroom with bath and shower. No. 10 is presented in excellent condition throughout and boasts a range of additional features including driveway to the side, gated side entrance to a sunny rear garden, gas fired central heating, built in wardrobes and double-glazed windows throughout.

This wonderful property is sure to interest buyers seeking a well maintained and superbly located home. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c.95 Sq.M
- BER C1
- 3 Bed / 3 Bath
- Semi-detached
- Excellent condition throughout
- Sunny low maintenance garden
- Side gate to rear garden
- Quality flooring throughout
- Double glazed windows throughout
- Gas fired central heating
- Fantastic location
- Driveway to side
- Excellent primary & secondary schools on doorstep
- Mature and sought after development
- Easy access to M50 motorway
- Short stroll to Tyrellstown Town Centre
- Early viewing is highly advised!!



Accommodation

Entrance Hall

3.18m x 7.23m

Laminate flooring with access to living room and kitchen. Carpet to stairs.

Living Room

3.77m x 5.01m

Lounge to the right hand side of the property with fire place with laminate flooring.

Kitchen

3.38m x 5.01m

Fully fitted kitchen to the left hand side of the property with tiled flooring and access to rear garden.

Downstairs Bathroom

1.32m x 1.31m

Fully tiled with w.c and whb.

Bedroom 1

3.40m x 3.7m

Large double room to the left side of the property with built in wardrobes, carpet to floor and ensuite.

Ensuite - 1.64m x 1.91m

Fully fitted with wc, whb, shower and tiled flooring.

Bedroom 2

3.59m x 2.25m

Double room to the right side of the property with carpet to floor and built in wardrobes.

Bedroom 3

3.22m x 2.62m

Double room to the right side of the property with carpet to floor and built in wardrobes.

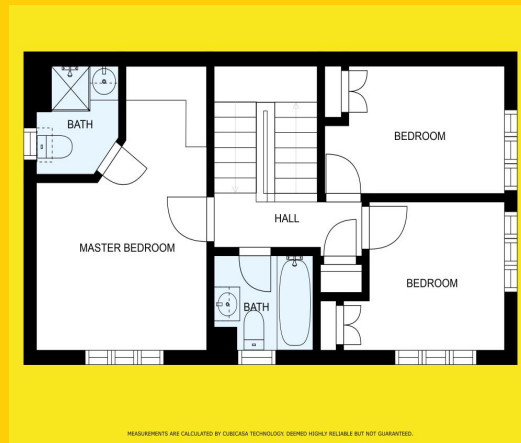
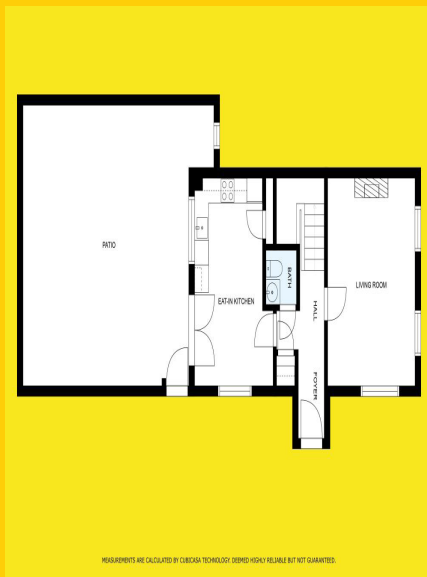
Bathroom

1.95m x 1.67m

Fully fitted with w.c, whb, bath and tiled flooring.



Floor Plans



Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@raycooke.ie



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.

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