



For Sale *By Private Treaty*

10 Sundale Heights
Tallalght
Dublin 24
D24 Y2Y2



Scan to view Property

3 Bedroom | 2 Bathroom | Semi Detached | 83 sq.m

Guide Price: €270,000



Description

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom semi detached property to the market ideally tucked away on Sundale Heights, D24. This great 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 83 sq m (c. 895 sq ft) comprises of entrance hall, open plan lounge/kitchen/dining room, three bedrooms (two double/one single), master ensuite and main family bathroom. To the rear is an extra large sunny garden with lawn, decking area and westerly orientation – ideal for summer dining or relaxation. The front boasts off street parking for multiple cars and further lawn space. Number 10 is presented in immaculate condition and boasts a long list of additional features including stunning polished porcelain tiling, additional kitchen storage space, top quality bathrooms and attic stira. This one is an absolutely ideal opportunity for a keen first time buyer to take that step onto the property ladder but is equally likely to be popular with investors due to the attractive yields on offer locally. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

Features

- c. 83 sq m
- c. 895 sq ft
- Presented in excellent condition throughout
- Surround sound system
- Upgraded windows & doors
- Polished porcelain tiling
- Built in wardrobes
- Stira attic
- Top quality Blinds
- Recently upgraded gas boiler
- Fully tiles bathroom suite with inset television



Accommodation

Living Room

4.1mx5m

Bay window to the front. Tiled flooring. Electric fire. Archway with access to kitchen.

Kitchen

3.6m x 5m

Fully fitted kitchen. Tiled floor & splashback. Access to utility room. Sliding door with access to rear garden.

Bathroom

2.2mx1.7m

Fully tiled bathroom. WC, WHB & fitted bath.

Bedroom 1

3.2mx3.2m

Double bedroom to the rear of the property. Wood flooring. Built in wardrobes.

Bedroom2

2.9m x 3.8m

Double room to the rear of the property. Laminate flooring. Built in wardrobes. Access to ensuite.

Ensuite

0.7m x 2.5m

Fully tiled. WC, WHB & built in shower.

Bedroom 3

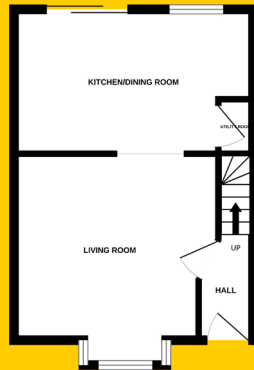
2.9m x 2m

Single room to the front of the property. Wood flooring.



Floor Plans

GROUND FLOOR



1ST FLOOR



Negotiator

James Droney

01 459 9288 or 086 140 9043

Email: james@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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