



For Sale *By Private Treaty*

110 Balrothery Estate
Balrothery Estate
Dublin 24
D24XHC7



Scan to view Property

3 Bedroom | 1 Bathroom | End of Terrace | 105 sq.m

Guide Price: €375,000



Description

RAY COOKE AUCTIONEERS proudly present this excellent three-bedroom end of terrace property with a sunny south facing rear garden to the market nicely tucked away on this peaceful cul de sac in the ever-popular Balrothery Estate, Dublin 24. The property is conveniently located just moments from Tallaght Village where you will find yourself within easy reach of schools, shops, restaurants and a whole host of other local amenities the Tallaght area has to offer. The M50 Motorway is found merely minutes by car and the transport links in the area are second to none with bus stops close by and the LUAS at the Square Shopping Centre within easy reach. Bright, airy and most spacious interior living accommodation of c. 105 sqm comprises of entrance porch, hallway, dual aspect living room, fully fitted kitchen, dining room, storage room and large garage which can be used for so many different purposes. Upstairs you have three generous bedrooms with built in wardrobes and main bathroom. To the rear of the property you have a fully enclosed private low maintenance garden which boasts a sunny south westerly aspect giving you the perfect setting on them sunny summer evenings. Call Ray Cooke Auctioneers for further information or to arrange viewing!

Features

- – c. 105 sqm
- – BER E2
- – 3 bed 1 bath
- – End of terrace home
- – Large garage to the side
- – Can be used for so many different
- – Overlooking green area to side
- – Mature and exclusive development
- – Within minutes' drive of M50 motorway
- – Tallaght Village within easy reach
- – Local shops & schools within walking distance
- – FIRST TIME BUYERS DREAM



Accommodation

Entrance / Hallway

1.8m x 3.8m

Entrance hallway, carpet floor, leads to lounge and kitchen

Lounge

3.7m x 7.9m

Large dual aspect living space, carpet floor, blinds

Kitchen

3.9m x 3.2m

Fully fitted kitchen, window and blinds to rear, tiled floor.

Dining

2.8m x 3.5m

Dining room, sliding door to rear fireplace carpet floor.

Landing

3.3m x 2.1m

Carpet stairs and landing leads to all rooms window and blinds to side

Bedroom 1

3.0m x 2.5m

Double room with window to the front, carpet floor wardrobe.

Bedroom 2

3.5m x 4.0m

Double room with window and blinds to front carpet floor, built in wardrobes.

Bedroom 3

3.5m x 4.0m

Double room and window and blinds to rear, carpet floor.

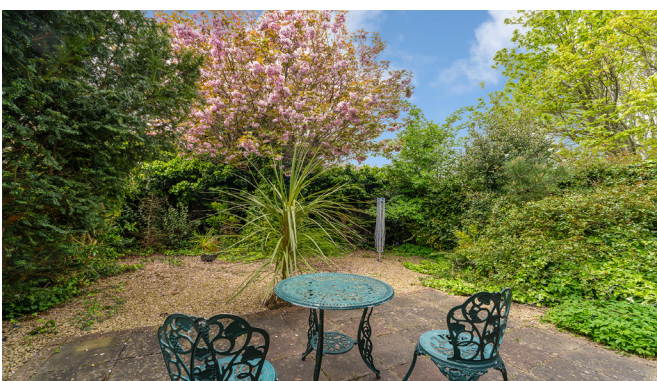
Bathroom

1.7m x 2.1m

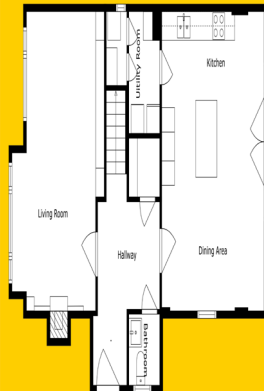
Main family bath to rear tiled floor toilet window, hand basin

Rear Garden

Fully enclosed private garden south west facing

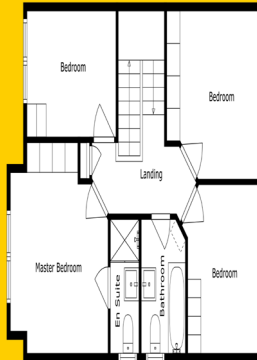


Floor Plans



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Negotiator

Jamie Power

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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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