



**For Sale** By Private Treaty

15 Kiltipper Gate  
Tallaght  
Dublin 24  
D24 KN76

2 Bedroom | 2 Bathroom | Apartment | 67sq.m

**Guide Price: €215,000**



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## Description

RAY COOKE AUCTIONEERS take great pleasure in introducing no. 15 Kiltipper Gate to the market, a 2 bed first floor apartment boasting an enviable position to the rear of this gated and treelined development. The location is next to none as you are within minutes of The Square Shopping Centre, Tallaght Hospital, schools and leisure facilities. Transport links abound with the LUAS, N81 and M50 motorway all within minutes.

Bright, spacious & immaculately maintained internal living accommodation of c. 67 sqm comprises of entrance hallway, family bathroom, open plan lounge/kitchen/dining room, master ensuite and two double bedrooms. Double doors from the living room open onto a private balcony which is not overlooked. Perfect for summer dining or relaxation. Number 15 is presented in very good condition and is sure to appeal to first time buyers or downsizers. The long list of additional features includes a fitted kitchen, built in wardrobes and designated parking. Call Ray Cooke Auctioneers today for further information or to arrange a viewing.

## Features

- c. 67 sq m
- BER C3
- Mgmt fees c. 1600
- Attic with stairs staircase
- Ample storage
- Gated development
- Private outdoor balcony
- Electric heating
- Great condition throughout
- Double glazed windows
- 2bed 2bath Built in storage
- M50 motorway found merely minutes by car
- The Luas easily accessible
- A true gem not to be missed!



# Accommodation

## LOUNGE

Bright lounge with carpet to floor, open plan to kitchen and double doors to balcony.

## KITCHEN

Fitted kitchen with tiled floors/splashback and dining area.

## BEDROOM 1

Master room with laminate floors, fitted wardrobes and access to ensuite.

## ENSUITE

Fitted with wc, whb and shower unit and tiled flooring.

## BEDROOM 2

Bedroom with carpet to floors, fitted wardrobes.

## BATHROOM

Fully fitted with wc, whb and bath, fully tiled and partly tiled walls.





## Negotiator

Nick Lindsey - 086 0634889  
email [nick.lindsey@raycooke.ie](mailto:nick.lindsey@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.

**Ray  
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