



**For Sale** By Private Treaty

17 Elder Heath Park  
Kiltipper  
Dublin 24  
D24 XF1H

3 Bedroom | 3 Bathroom | End of Terrace | 104sq.m

**Guide Price: €395,000**



Scan to view Property





# Description

RAY COOKE AUCTIONEERS are delighted to present this beautiful A-rated three-bedroom home to the market in showhouse condition throughout having been both built and decorated to a very high standard.

Located directly across from a large green, No.17 Elder Heath Park boasts an abundance of light and space, which is evident from the moment you step inside the hall door. Internal accommodation of c. 104 sqm spread over two floors comprises of an entrance hallway, spacious lounge, a bright and open plan kitchen and dining area, utility room and bathroom downstairs. Upstairs you have three large bedrooms, a main family bathroom and ensuite leading from the master bedroom. To the rear of the property, you will find a beautifully maintained south facing rear garden, a truly great addition.

No. 17 is presented in immaculate condition throughout and is sure to cause a stir among a wide range of buyers, from 1st time buyers to those looking to trade up to a truly stunning family home.

Elder Heath is ideally located at the foot of the Dublin Mountains and within easy reach of every amenity - Marfield Shopping Centre is 2 minutes' drive, while the Square Shopping Centre and Tallaght Hospital are only 5 minutes away. Dublin City centre can be accessed within 25 minutes and the M50 within a short 10-minute drive. Early viewing is highly advised, Call Ray Cooke Auctioneers for further information today!

## Features

- A3 Energy Rating
- c. 104 Sqm
- 3 Bed, 3 Bath
- Semi Detached Property
- Driveway to the front
- Gas fired central heating
- Solar PV Panels
- South Facing Rear Garden
- Triple Glazed Windows
- Show Home Condition Throughout
- Open Plan Kitchen/Dining
- Fully Fitted Stylish Kitchen
- Ample Wardrobe Space Throughout
- Low Maintenance Sunny Rear Garden
- Ideal for a wide range of buyers
- Early Viewing Highly Advised!



# Accommodation

## HALLWAY

2.03m x 3.35m

Wooden floor, lounge on the right kitchen on the left.

## LOUNGE

3.42m x 5.61m

To the right of the hall, dual aspect, feature wall shelving.

## KITCHEN

3.63m x 3.09m

Cream tile floor, utility room with shelving, kitchen cabinets, dual aspect, window to rear.

## DINING AREA

3.63m x 2.52m

Cream tile floor, double doors to rear garden, window to side.

## DOWNSTAIRS WC

1.31m x 1.42m

Cream tile floors, herringbone tile on half wall, wc, whb.

## BEDROOM 1

3.63m x 3.85m

Master bedroom to the front, grey carpet, built in wardrobes, full length window to front and access to ensuite.

## BEDROOM 2

3.62m x 2.33m

Double to side, grey carpet, built in wardrobes, full length window.

## BEDROOM 3

3.62m x 3.17m

Single bedroom to the rear, grey carpet and built in wardrobes.

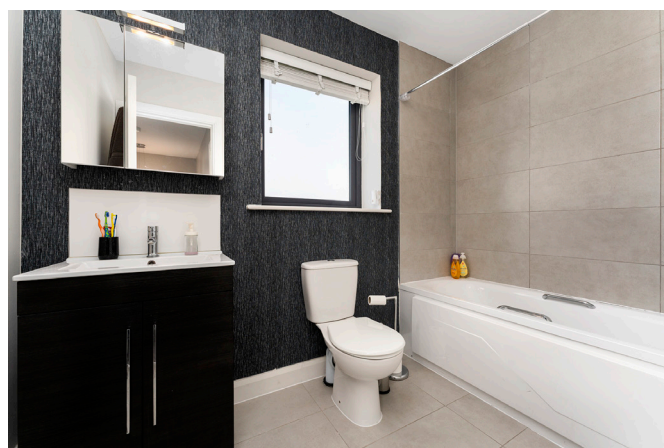
## BATHROOM

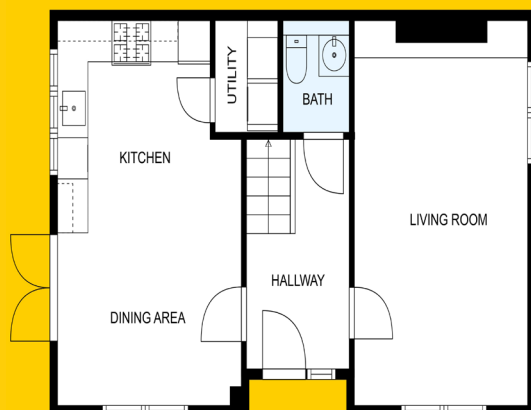
2.71m x 1.65m

Large family bathroom, bath/shower, wc, whb, window cream tile floor.

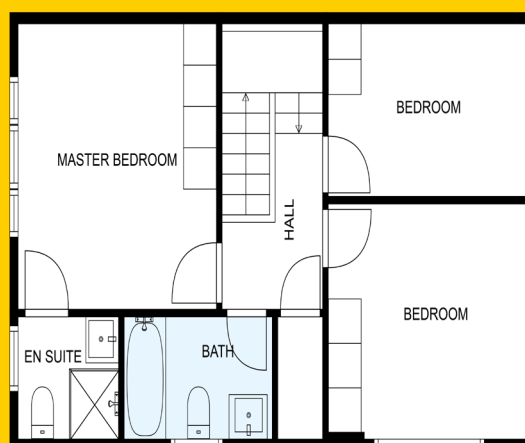
## REAR GARDEN

Low maintenance, beautifully kept, paving/grass, steel shed wired for electricity.





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## Negotiator

01 68 75 800

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## 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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