



**For Sale** By Private Treaty

2 Russell Crescent  
Tallaght, Dublin 24  
D24F678



Scan to view Property

2 Bedroom | 1 Bathroom | Apartment | 61 sq.m

**Guide Price: €190,000**

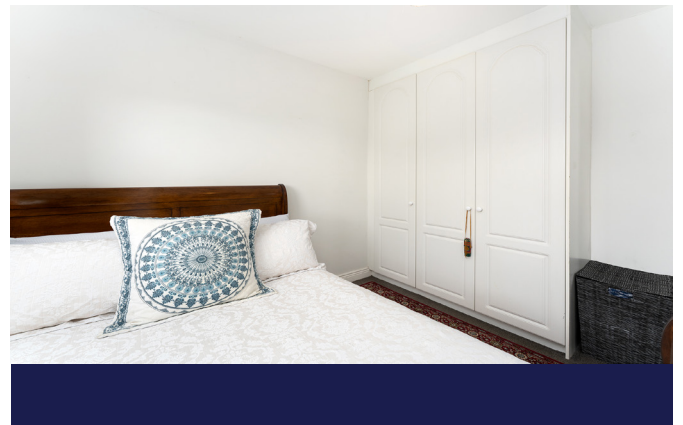


## Description

RAY COOKE AUCTIONEERS offer to the market this well presented own door apartment to market located in Russell Crescent, Tallaght, Dublin 24. This apartment is ideally located within the mature Russell Crescent development with numerous amenities nearby. The Citywest and The Square Shopping Centres as well as the nearby Tallaght Hospital are only 10-minutes away. Public transport options include the Red Line LUAS (via the Hospital Stop), a series of central bus routes and M50 and N7, only a short drive away. Living accommodation of c. 61 Sqm can be found here which in brief consists of; Entrance hall, staircase upto landing, open plan lounge/kitchen/diner, two double bedrooms and a the family bathroom. Externally you benefit from communal parking and large green area to front. Number 2 comes to the market in good condition throughout and further benefits include double glazed windows, gas central heating, no onward chain and a balcony to the front. Due to price and location we see this property being very popular so please contact Ray Cooke Auctioneers for further information or to arrange a viewing.

## Features

- Management fees c €430 per annum
- Communal parking
- Mature development
- Own door apartment
- No onward chain
- C. 61 sqm
- Close to amenities
- Great transport routes
- BER C2
- Fantastic opportunity





## Accommodation

### Entrance Hall

3.6m x 2.1m

Stairs to landing, bedrooms, bathroom and lounge kitchen diner.

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### Lounge/Kitchen/Diner

5.3m x 4.5m

Window to the front of the property, patio doors to balcony, base and eye level units, built in oven, hob and extractor fan, space for washing machine and fridge freezer.

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### Bedroom 1

3.3m x 3m,

Window to the front of the property, fitted wardrobe.

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### Bedroom 2

2.9m x 2.8m

Window to the rear of the property, fitted wardrobe.

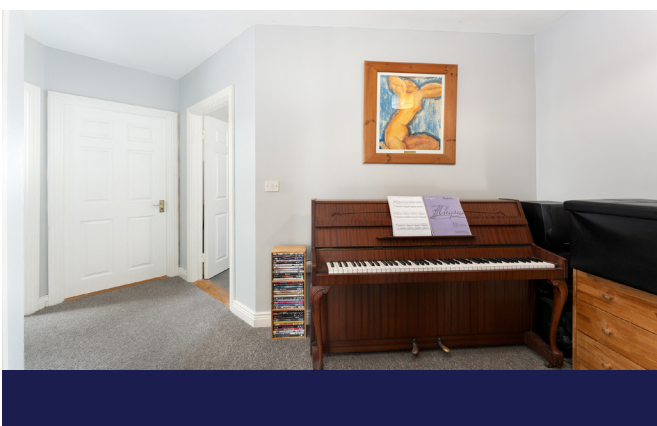
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### Bathroom

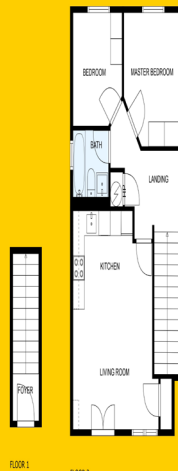
1.9m x 1.7m

Window to side of property, bath with shower over.

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## Floor Plans



## Negotiator

Nick Lindsey  
01 403 0720 or 086 063 4889

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  
Cooke.**  
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