



**For Sale** By Private Treaty

3 Brookview Crescent  
Tallaght  
Dublin 24  
D24KWF2

3 Bedroom | 1 Bathroom | Terrace | 75sq.m

**Guide Price: €225,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS are delighted to present this fine three bedroom family home to the market located in the highly sought after Brookview Crescent, Tallaght, Dublin 24. This superb development is located within arm's reach of the both Citywest Shopping Centre and the Square Tallaght, The Luas, the N7, N81 and the M50 motorway, the location is truly next to none.

Living accommodation comprises of entrance hall, lounge, kitchen/dining room, main bathroom, three bedrooms (two double/one single) and a stunning sunny rear garden. No. 3 comes to the market in great condition having been well maintained by its current owner and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## Features

- c. 75 sqm.
- Pristine condition throughout
- Ideal family home
- Not overlooked to rear
- Quiet Cul De Sac
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Double glazed windows throughout
- Ample parking
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised





# Accommodation

## ENTRANCE HALLWAY

4.14m x 1.8m

Laminate flooring

## LOUNGE

3.88m x 3.5m

Bright lounge with laminate flooring and feature fireplace.

## KITCHEN

5.43m x 3.65m

Fitted kitchen with eye and floor level units, laminate flooring with access to rear garden.

## BEDROOM 1

3.3m x 3.55m

Double room to the front of the property with laminate floors, fitted wardrobes.

## BEDROOM 2

3.87M X 3.38M

Double room to the rear of the property with laminate flooring.

## BEDROOM 3

2.94m x 2.33m

Single bedroom to the rear of the property with laminate flooring.

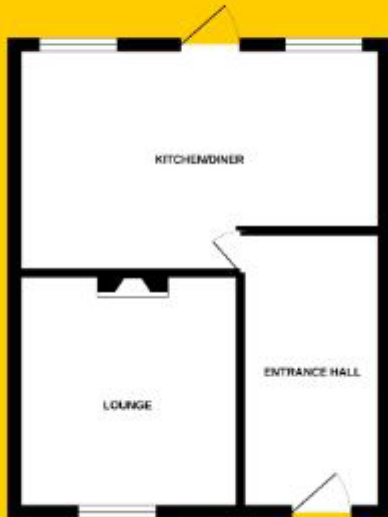
## BATHROOM

1.76m x 2.0m

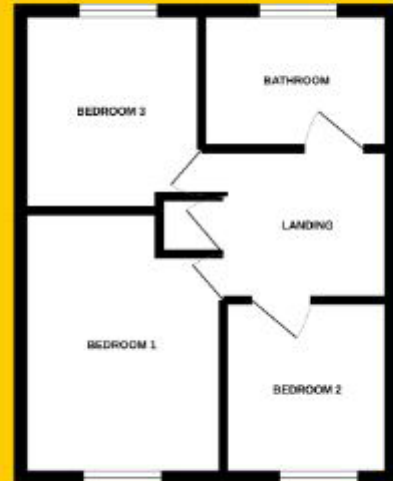
Fully fitted bathroom with wc, whb and bath, fully tiled.



GROUND FLOOR



1ST FLOOR



## Negotiator

Eoin Keogh  
01 68 75 800  
or 086 7788498  
eoin.keogh@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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For further information or advice,  
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