



For Sale *By Private Treaty*

4 Forest Avenue
Kingswood, Tallaght
Dublin 24
D24 E27T



Scan to view Property

3 Bedroom | 2 Bathroom | Semi Detached | 100 sq.m

Guide Price: €395,000



Description

RAY COOKE AUCTIONEERS take great pleasure in presenting this excellent 3 bedroom property to the market ideally located on Forest Avenue, Kingswood, D24. Forest Avenue is a mature, settled and highly sought after part of Kingswood and finds itself a mere two minute walk from Kingswoods local shops and Bar/restaurant. Within a stone's throw you will also find a host of bus routes, the M50 Motorway, The Square Shopping Centre and Tallaght Hospital. Bright and airy living accommodation of c. 100 sq m (c. 1,076 sq ft) comprises of porch, entrance hallway, lounge/dining, kitchen, semi-converted garage, main family bathroom, three bedrooms (2 double/1 single) and master ensuite. To the rear is a paved area with patio, lawn & mature planting while the front offers off street parking for multiple cars. No. 4 boasts most spacious and versatile living space which is further complimented by the possibility of converting the garage into a second sitting room or 4th bedroom. The long list of additional features includes full warm boarding, upgraded windows, built in wardrobes and XL kitchen. Ideally suited to the needs of a growing family - Early viewing is highly advised, call Ray Cooke Auctioneers for further information or to arrange viewing!

Features

- c. 100 sq m
- c. 1,076 sq ft
- BER D2
- Highly sought after part of Kingswood
- Warm boarding & insulation
- Dual aspect living/dining room
- Spacious kitchen to rear
- Within easy reach of the LUAS
- Oil fired central heating
- Top quality Blinds
- Double glazed windows throughout
- Fully tiled bathroom suite



Accommodation

Living

7.92mx3.97m

Dual aspect with fire place. Top quality flooring & blinds

Kitchen

5.2mx4.06m

Spacious room to the rear of the property. Fully fitted kitchen with floor & eye level units.

Garage

5.17mx2.23m

Spare room to the front of the property. Laminate flooring. Ideal utility space.

Bedroom 1

3.88mx3.12m

Double bedroom to the rear of the property. Built in wardrobes. Access to the ensuite.

Bedroom 2

4.5mx2.68m

Double bedroom to the rear of the property. Carpet flooring. Currently being used as a home office.

Bedroom 3

2.88mx2.67m

Single bedroom to the middle of the property. Top quality blinds and carpet.

Bathroom

2.13m x 2.16m

Fully tiled. WC, WHB & fitted bath.

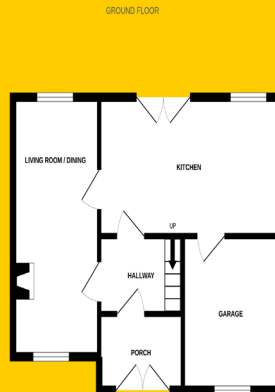
Ensuite

0.98m x 2.9m

Fully tiled. WC, WHB & shower.



Floor Plans



Negotiator

James Droney
01 459 9288 or 086 140 9043
Email: james@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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