



**For Sale** *By Private Treaty*

45 Dunmore Park  
Kingswood  
Dublin 24  
D24 HKH3



Scan to view Property

2 Bedroom | 1 Bathroom | Detached Bungalow | c 71 sq.m

**Guide Price: €349,000**



## Description

RAY COOKE AUCTIONEERS proudly introduce no. 45 Dunmore Park to the market, a stunning two bedroom detached bungalow in the highly prestige location of Kingswood. Kingswood is arguably Dublin 24's most sought after location with every conceivable amenity found within easy reach. Ballymount Park is just a stone's throw away, The Square Shopping Centre, Tallaght Hospital and TU Dublin are all easily accessible and The Luas & The M50 Motorway are both found within minutes.

Bright and spacious internal living accommodation of c. 71 sq m comprises of entrance hallway, kitchen/breakfast room, lounge, two double bedrooms and main family bathroom. Double doors from the lounge lead out to a large low-maintenance rear garden with a paved area that is perfect for summer get-togethers. There is a gated driveway with ample car parking space to the front of the property with a side entrance that leads to the back.

No. 45 is presented in turn-key condition throughout as it has been meticulously maintained and loved by its current owner and boasts key features throughout such as wrap-around insulation and a composite front door. It is tucked away within this peaceful cul de sac with minimal disruption and passing traffic. This immaculate presentation of this property truly has to be seen to be believed and this property is sure to make the perfect forever home. Early viewing is highly advised - Call Ray Cooke Auctioneers Today!

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## Features

- c. 71 sq m
- BER C2
- Detached bungalow
- Top quality windows and doors throughout
- Composite front door
- Fully alarmed
- Extremely bright with plenty of natural light
- Turn key condition
- Spacious lounge
- 2 spacious double bedrooms
- Large bright kitchen/breakfast room in immaculate condition





## Accommodation

### Hall

7m x 1.2m

Wood Floor access to kitchen, bathroom, lounge, and bedrooms

### Lounge

5.4m x 3.7m

Wood floor, located to the rear of the property, extra large

### Kitchen

4.8m x 3.1m

Fitted kitchen located to the front of the property, fully fitted

### Bedroom 1

5.3m x 2.6m

Wood floor, large double room located to the front of the property.

### Bedroom 2

3.2m x 3m

Wood floor

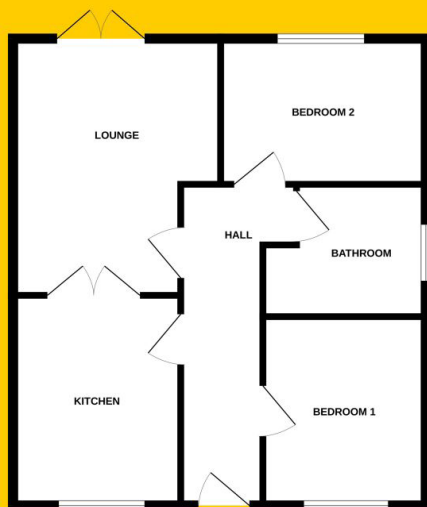
### Bathroom

2.5m x 1.6m

Fully tiled bathroom with toilet, wash hand basin and shower.



## Floor Plans



## Negotiator

**Ross McHugh**  
01 908 9300

Email: [tallaghtsales@raycooke.ie](mailto:tallaghtsales@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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