



**For Sale** *By Private Treaty*

55 Pairc Gleann Trasna  
Aylesbury  
Dublin 24  
D24 C9Y7

2 Bedroom | 1 Bathroom | Mid - Terrace | c 69 sq.m

**Guide Price: €269,000**



Scan to view Property

## Description

RAY COOKE AUCTIONEERS are delighted to present this stunning two-bedroom terraced property to the market ideally tucked away in the mature and sought-after estate of Pairc Gleann Trasna, Aylesbury. The location is truly next to none as within walking distance you will find local schools, leisure centres, bus routes and Aylesbury Shopping Centre. Tallaght Village, Tallaght Hospital, The Luas and the M50 Motorway can all be reached within a couple of minutes by car.

Bright & modern internal living accommodation of c. 69 sq m comprises of entrance porch, lounge, kitchen/dining room, two double bedrooms and main family bathroom. Double doors from the rear lead onto a long low maintenance garden which is further complimented with paving stones and storage shed. No. 55 has been lovingly maintained in recent years by its current owner and boasts a long list of additional features to include built in storage, gas fired central heating, built in wardrobes & double-glazed windows.

An ideal purchase for any 1st time buyer; viewing is highly advised. Call Ray Cooke Auctioneers today!

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## Features

- c. 69 sq m
- BER C3
- 2 bed 1 bath
- Mid-terraced home
- Two double bedrooms
- Built in wardrobes
- Double glazed windows
- Gas fired central heating
- Generous room proportions throughout
- Main family bathroom
- Bath & Shower cubicle
- Open fire





## Accommodation

### Hall

4.1m x 1.1m

Entrance hall, timber floor, leads to living room

### Lounge

5.2m x 3.9m

Living room, window to front, fireplace, timber floor, blinds

### Kitchen

3m x 3.9m

Fully fitted kitchen, located to the rear of the property, timber floor, sliding door to the rear

### Landing

1.8m x 1.2m

Carpet to stairs and landing, leads to all rooms and bathroom

### Bedroom 1

3m x 3.9m

Double room, located to the rear of the property, timber floor, window, blinds, built in wardrobe

### Bedroom 2

4m x 3.5m

Double room located to the front of the property, timber floor, window, built in wardrobes

### Bathroom

2.6m x 1.7m

Main bathroom, bath, wash hand basin, toilet, shower, skylight

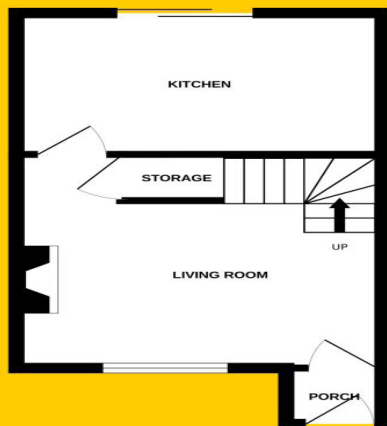
### Rear Garden

North facing orientation

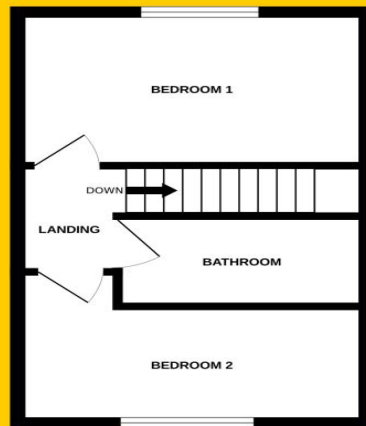


## Floor Plans

GROUND FLOOR



1ST FLOOR



## Negotiator

**Jamie Power**

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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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Cooke.**  
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