

FOR SALE

BY PRIVATE TREATY

26 Broadfield Hall
Tallaght
Dublin 24
D24 YY81



Two Bedroom Apartment
c. 67.3.sq.m /725sq.ft

BER TBC

Price: €199,000

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DESCRIPTION

RAY COOKE AUCTIONEERS proudly present Broadfield Hall to the market on the 2nd floor of the prestigious Belgard Square West development, Dublin 24. Belgard Square finds itself in the thick of things with The Square Shopping Centre, Tallaght Hospital, IT Tallaght and the Tallaght Luas Stop all found within a short stroll. In addition a variety of schools, local shops, restaurants, bars, leisure facilities and the M50 Motorway are all within arm's reach.

Interior living accommodation of c. 725 sq ft comprises of entrance hallway with generous storage room, main family bathroom, open plan lounge/kitchen/dining room and two double bedrooms. No. 26 boasts an idyllic position within the development overlooking the communal green area and the large balcony is further enhanced by a sunny aspect. A magnificent opportunity for both young professional first time buyers and investors – this one is not to be missed. Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 725 sq.ft
- Gas fired central heating
- Double glazing throughout
- LOCATION LOCATION LOCATION
- Management Fee €1650 yearly
- 2 bed / 1 bath
- Highly sought after location
- Tallaght Hospital, The Square Shopping Centre and The Luas on your doorstep
- Tallaght IT within a short stroll
- M50 Motorway merely minutes by car
- Ideal for 1st time buyers and investors



ACCOMMODATION



HALL

Laminate flooring with acces to bedroom, bathroom, kitchen/lounge.

KITCHEN

Fully fitted kitchen with eye and floor level units, tiled flooring.

LOUNGE

Bright lounge with laminate flooring, access to kitchen and private balcony.

BEDROOM 1

Double bedroom with timber flooring.

BEDROOM 2

Single bedroom with timber flooring.

BATHROOM

Fully fitted with wc, whb and bath with shower pump, fully tiled.



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.

NEGOTIATOR

Conor Clarke and he can be contacted on **01 9089300** or **086 8371963**

Alternatively you can send an email to **Conor@raycooke.ie** and we will contact you.



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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For further information or advice, please call:
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