

# FOR SALE

148 PALMERSTOWN WOODS,  
CLONDALKIN, DUBLIN 22

€265,000



## THREE BED EXTENDED SEMI DETACHED

A great opportunity arises to acquire a property in this much sought-after location. No. 148 is a well-proportioned extended three bedroom semi-detached residence brought to you in great condition with the benefit of cul de sac location.

**BER RATING**

**>260**

**D2**

Tower House, Monastery Road,  
Clondalkin Village, Dublin 22  
[www.broe.ie](http://www.broe.ie)

**01 459 4433**

## 148 PALMERSTOWN WOODS, CLONDALKIN, DUBLIN 22



### DETAILS

**BROE auctioneers** are delighted to present this 3 bedroom extended semi-detached family home. It is further complemented by cul de sac location and guest WC. No. 148 is brought to the market with well-appointed accommodation and spacious room proportions, which boast numerous advantages. The accommodation consists of entrance hall, Guest WC, large lounge and extended kitchen / dining room. Upstairs there are three good sized bedrooms and family bathroom. This property is conveniently located close to shops, schools, and all local amenities and also within easy access of Clondalkin Village and Liffey Valley Shopping Centre. Viewing highly recommended.



## 148 PALMERSTOWN WOODS, CLONDALKIN, DUBLIN 22



### EXTRA FEATURES

- Gas fired central heating.
- Double glazed windows.
- Extended to rear.
- Excellent location.
- Cul de sac location.
- Ample Parking.



### LOCATION



### CONTACT DETAILS

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## 148 PALMERSTOWN WOODS, CLONDALKIN, DUBLIN 22

<b>Entrance Hall</b>	7.68m x 1.70m	Storm porch, laminated wood flooring, storage.
<b>Guest W.C</b>	3.23m x 0.83m	W.C, W.H.B, plumbed for washing machine & dryer, ceramic tile flooring.
<b>Lounge</b>	8.17m x 3.55m	Great size, feature marble open fireplace, laminated wood flooring, mounted wall lights, T.V point, double doors to..
<b>Kitchen/ Dining Room</b>	5.00m x 4.87m	Good range of floor and eye level units to include all appliances. Ceramic tile flooring, velux window, recess lighting, French doors to rear garden.
<b>(1) Bedroom</b>	3.22m x 3.35m	With built in slide robes, laminated wood flooring, recess lighting.
<b>(2) Bedroom</b>	3.87m x 3.30m	Standalone wardrobe, laminated wood flooring.
<b>(3) Bedroom</b>	3.02m x 2.40m	Standalone wardrobe, laminated wood flooring.
<b>Bathroom</b>	2.24m x 1.83m	W.C. WHB & bath with electric Triton T90si shower.



Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement of representation of fact. 2. The Vendor does not make or give, nor is Noel Broe & Sons Ltd T/A Broe Auctioneers or its staff authorized to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for an expense incurred in inspecting this property should it not be suitable, already let, sold or withdrawn from sale. Directors: J. Broe, C. Leap. Registered in Ireland No. 53273



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