

FOR SALE

BY PRIVATE TREATY

42 Moorefield Avenue
Clondalkin
Dublin 22



3 Bedroom End of Terrace
c.92.9sq.m. /1000sq.ft



Price: €175,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine three bedroom end of terrace family home to the market in one of Clondalkin's most sought after housing estates. Moorfield is located within walking distance of Liffey Valley Shopping Centre and is within close proximity of Clondalkin Village and the M50 motorway. Bright and spacious living accommodation comprises of entrance hall, lounge, kitchen second lounge/dining room, three bedrooms (2 double/1 single) and main bathroom. Boasting additional features such as a large maintenance free rear garden, and double glazed windows throughout, this fine property is sure to generate early interest. No. 42 boasts a magnificent opportunity for a first time buyer to put their own mark on the property, it also boasts a sunny rear garden and ample parking to the front.

Early viewing is highly advised,
Call Ray Cooke Auctioneers today!

FEATURES

- c. 1000 sq ft in size
- STUNNING condition throughout
- Gas fired central heating
- Ample parking
- Three spacious bedrooms
- Sunny private rear garden
- Fully Alarmed
- Ideally located moments from Clondalkin Village
- A wide array of amenities found within walking distance
- N7, M50 Motorway and Liffey Vally found within minutes
- Viewing highly advised!



ACCOMMODATION

HALLWAY

13'4" x 5'9" (4.1m x 1.8m)

Solid timber flooring, ESB fuse box, alarm point

LIVING ROOM

11'4" x 12'7" (3.5m x 3.9m)

Solid timber flooring, TV points

DINING ROOM

17'7" x 10'1" (5.4m x 3.1m)

Feature fireplace, solid timber flooring french patio doors to rear garden, coved ceiling

KITCHEN

10'4" x 9'8" (3.2m x 3.0m)

Wall to floor mounted units, plumbed for washing machine, stainless steel sink

LANDING

9'1" x 6'2" (2.8m x 1.9m)

Access to attic and hot press

BEDROOM

9'5" x 7'5" (2.9m x 2.3m)

T&G flooring

BEDROOM

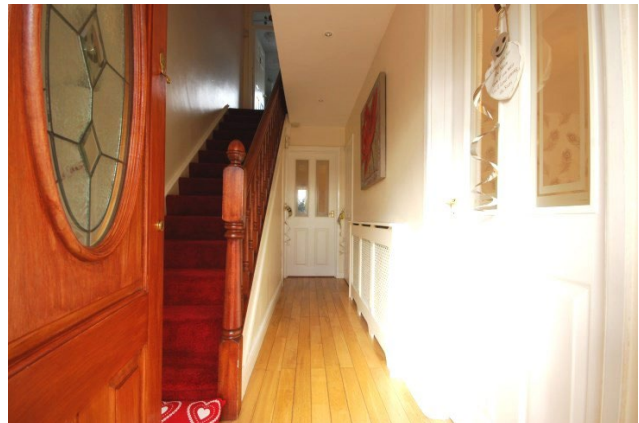
13'1" x 10'1" (4.0m x 3.1m)

T&G flooring built in slide robes, TV point recessed lighting

BEDROOM

10'4" x 9'8" (3.2m x 3.0m)

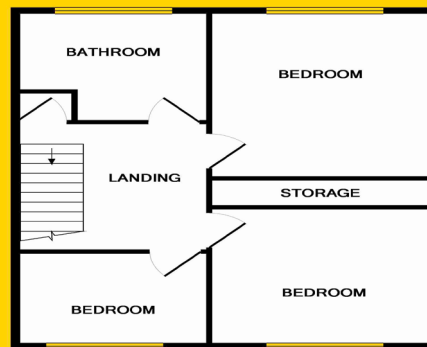
T&G built in wardrobes



FLOOR PLANS



GROUND FLOOR



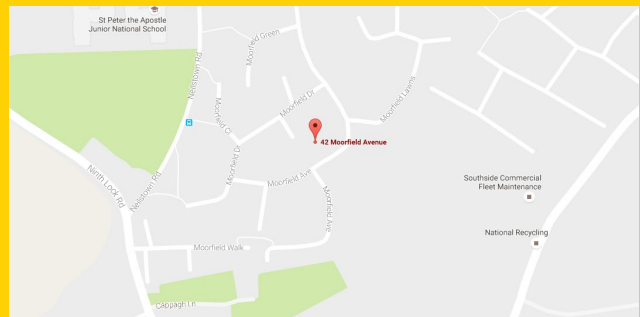
1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Bewleys Hotel). Continue along the Fonthill Road and at the next main roundabout take your second exit. At the next roundabout take your second exit and follow the road ahead. At the next junction turn left and you will see the Waterside Pub on your right. Again follow the road straight ahead, continue past the Petrol Station, over the bridge and take your first left onto Neilstown Road. Follow the road ahead and at the next roundabout turn right (2nd exit) onto Collinstown Road. Then take your first right onto Moorfield Avenue, follow the road straight where you will find no 42 on your left hand side.

LOCATION



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 4599288 or 086 8371963.**

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

MORTGAGES

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Ray Cooke
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