

FOR SALE

BY PRIVATE TREATY

**48 Greenfort Avenue
Clondalkin
Dublin 22
D22F2R7**



**Three Bedroom Terraced House
c.97.5.sq.m / 1,050.sq.ft**

BER TBC

Price: €190,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom terraced property with impressive rear extension to the market overlooking a green area on Greenfort Avenue, Dublin 22. The location is next to none as you find yourself within walking distance of Liffey Valley Shopping Centre along with a host of other local shops, schools and Leisure facilities. Clondalkin Village and The M50 Motorway are both also within easy reach. Bright and airy interior of c 1050 sq. ft. comprises of entrance hall, lounge, extended kitchen/dining room, three double bedrooms and main family bathroom. Double doors from the kitchen dining room lead onto a well maintained garden which is not overlooked. No. 48 comes to the market in immaculate condition having been tastefully upgraded in recent years. The long list of additional features includes upgraded flooring, off street parking to the front, a stunning bathroom suite and gas fired central heating. Interest is sure to be expected from both 1st time buyers and investors, call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1050 sq. ft.
- Large rear extension
- Not overlooked to front and rear
- Excellent condition
- Gas fired central heating
- Double glazed windows
- Recently upgraded main family bathroom
- Superbly located overlooking a green area
- Well maintained rear garden
- Off street parking for multiple cars
- Three spacious bedrooms
- Within walking distance of Liffey Valley
- A host of bus routes to the front of the development
- Clondalkin Village & M50 Motorway within easy reach
- Ideal for both 1st time buyers & investors!



ACCOMMODATION

LOUNGE

11'4" x 14'7" (3.5m x 4.5m)

Spacious room to front of the property, top quality carpets, stunning blinds and curtains.

KITCHEN

21'6" x 21'9" (6.6m x 5.1m)

Extended living space with an abundance of storage, tiled floor and splashback, and integrated appliances, top quality blinds 2 velux windows and double doors to rear garden.

GARDEN

Well maintained with lawn area and shrubbery.

BATHROOM

5'9" x 6'5" (1.8m x 2m)

Fully tiled bathroom suite with Triton power shower, full bath, wc wash hand basin and heated towel rail.

BEDROOM 1

10'6" x 10'4" (3.2m x 3.2m)

Double bedroom to the rear of the property, with built in wardrobes and laminate floor.

BEDROOM 2

8'8" x 7'5" (2.8m x 4.2m)

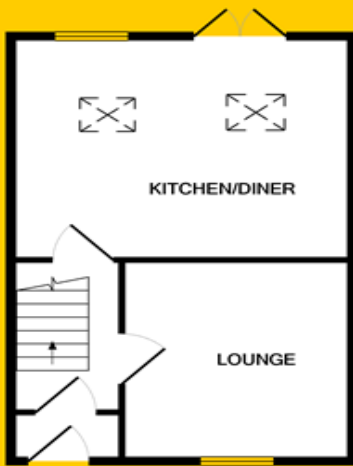
Double room to front of the property, built in wardrobe and laminate floor, top quality blinds and curtains.

BEDROOM 3

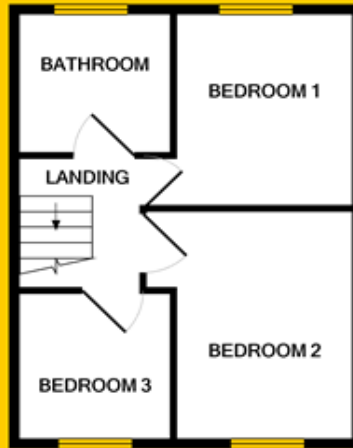
11'1" x 7'5" (3.4m x 2.3m)

Double room to front of the property, laminate floor and built in wardrobe.





GROUND FLOOR



1ST FLOOR

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

James Droney and he can be contacted on 01 4599 288 or 086 140 9043.

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



MORTGAGES

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For further information or advice, please call:
01 40 30 720

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole
Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



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