

FOR SALE

BY PRIVATE TREATY

**21 Yellow Meadows
Clondalkin
Dublin 22
D22FT26**



Three bedroom End of Terrace
c. 112.4 sq.m / 1209.86 sq.ft

BER TBC

Price: €285,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this splendid three bedroom family home to the market wonderfully tucked away within the quaint cul de sac of Yellow Meadows Avenue, Dublin 22. Yellow Meadows, a mature and charming development, finds itself within arm's reach of Clondalkin Village along with a wide array of amenities including The Mill Shopping Centre, Clondalkin Leisure Centre and a choice of esteemed primary & secondary schools. Bus routes to and from Dublin City are on your doorstep along with the M50/N7 Road Networks & The Red Cow Luas Terminal merely minutes by car. Internal living accommodation of c. 1,210 sq ft comprises of entrance hallway, lounge, kitchen dining/room, three bedrooms, family bathroom and converted attic space. The attic is currently in use as a living/music room but would suit a variety of uses including a fourth bedroom. The manicured rear garden is a generous size, is not overlooked, and is enhanced with a sunny southerly aspect. Ideal first time buyer opportunity - Viewing is highly advised!

FEATURES

- c. 1,210 sq ft
- Immaculate condition throughout
- Phonewatch alarm system
- Double glazed windows
- Gas fired central heating
- Solid timber flooring to hallway
- Feature fireplace with open fire to lounge
- Under stairs storage space
- Fully fitted kitchen with Belfast Sink
- Three generous bedrooms
- Newly fitted bathroom
- Converted attic space (ideal for a variety of uses)
- Off street parking to front
- Peaceful cul de sac
- Manicured rear garden
- Not overlooked to rear
- Sunny south facing rear
- Highly sought after development
- Within walking distance of Clondalkin Village
- M50 & The Luas within arm's reach
- Viewing highly advised!



ACCOMMODATION

HALLWAY

20'0" x 5'9" (6.1m x 1.8m)

Wooden floors, access to living room and kitchen.

LOUNGE

19'6" x 12'4" (6m x 3.8m)

Carpet, open fire, access to hall, kitchen.

KITCHEN

16'4" x 12'7" (5.0m x 3.9m)

Fully tiled kitchen, belfast sink, tiled floor access to garden, hall, living room, flooring.

ATTIC

16'4" x 12'1" (5.0m x 3.7m)

Stair and carpet, velux window.

BEDROOM 1

8'8" x 13'4" (2.7m x 4.12m)

Carpet, built in wardrobe, velux window.

BEDROOM 2

6'8" x 16'7" (2.1m x 5.1m)

Access to attic, carpet, built in wardrobes, velux window.

BEDROOM 3

7'11" x 16'4" (2.1m x 3.26m)

Carpet floor.

BATHROOM

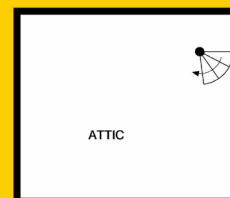
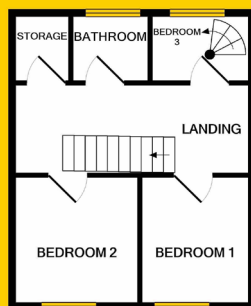
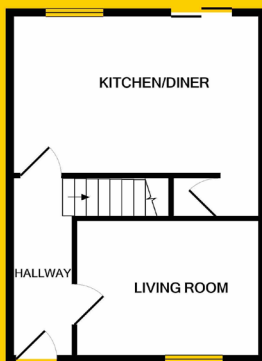
7'5" x 5'4" (2.1m x 1.6m)

Tiled floor and walls, wc, wash hand basin, bath & triton shower.

REAR GARDEN

South facing not over looked.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 0860606879

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



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.