

FOR SALE

BY PRIVATE TREATY

45 Boot Road
Clondalkin
Dublin 22



Three Bedroom End Of Terrace
c.82.7sq.m. /890sq.ft

BER TBC

Price: €249,950

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present to the market this magnificent three bedroom end of terrace family home located on Boot Road, Dublin 22. Ideally positioned on the fringe of Clondalkin Village and with a vast array of amenities all within a stone's throw; the location is truly next to none. On a transport note you are within arm's reach of a host of bus routes, The Red Cow Luas Stop and the M50 Motorway.

Interior living accommodation of c.890sqft comprises of entrance hallway, lounge, open plan kitchen/dining room, three bedrooms and main family bathroom. No. 45 is presented in "walk-in" condition throughout and boasts a stunning rear garden c. 75 ft long. Absolutely prime for 1st time buyers, early interest is a given. Call Ray Cooke Auctioneers today!

FEATURES

- c. 890 sq ft
- Gas fired central heating
- Walk-in condition throughout
- Superb rear garden c. 75 ft long
- Floored attic space
- Fully tiled bathroom suite with Triton Shower
- Ample scope to extend to the rear (subject to planning permission)
- Ample off street parking to front
- Within arm's reach of Clondalkin Village
- The M50 Motorway and The Luas within easy reach
- Viewing highly advised!



ACCOMMODATION

HALLWAY

11'4" x 5'9" (3.5m x 1.8m)

Laminate flooring, access to lounge and kitchen.

LOUNGE

13'7" x 11'8" (4.2m x 3.6m)

Laminate flooring, feature fireplace.

KITCHEN/DINING ROOM

20'0" x 9'5" (6.1m x 2.9m)

Tiled to floor and splashback, fitted kitchen with extended kitchen units, understairs storage and access to rear.



BEDROOM 1

11'4" x 9'8" (3.5m x 3m)

Double bedroom to the rear of the property, built in wardrobes, lino to floor.

BEDROOM 2

11'8" x 11'1" (3.6m x 3.4m)

Double bedroom to the front of the property, built in wardrobes, carpet to floor.



BEDROOM 3

8'8" x 8'2" (2.7m x 2.5m)

Single bedroom to the front of the property, built in wardrobes, lino to floor.

BATHROOM

8'2" x 4'5" (2.5m x 1.4m)

Fully tiled bathroom suite fitted with wc, whb and shower cubicle with triton shower.



OUTSIDE FRONT

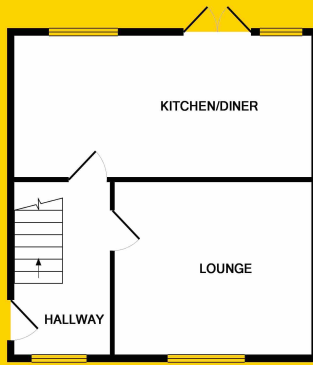
Extended concrete driveway with side garden.

OUTSIDE REAR

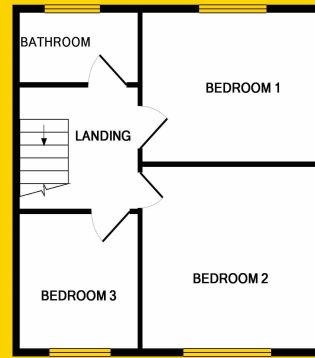
Extra large rear garden, raised bedding, walled and bounded by mature trees.



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.

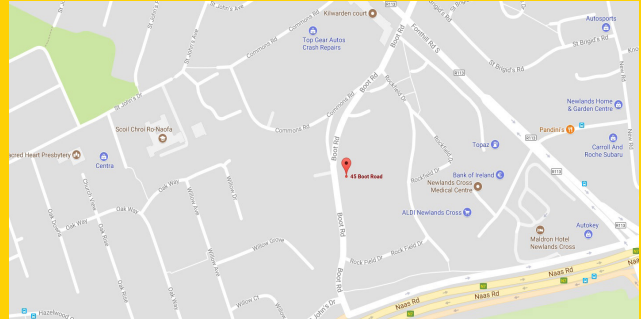
DIRECTIONS

If travelling from Belgard Road through Newlands Cross proceed ahead passing The Maldron Hotel on left hand side and again passing The Topaz Service Station. At the traffic light junction turn left onto Boot Road and proceed ahead. No. 45 can be found on the left hand side.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

MORTGAGES

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Financial Services Ltd

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