

FOR SALE

BY PRIVATE TREATY

**71 Castle Park
Clondalkin
Dublin 22
D22F544**



Three Bedroom Semi Detached
c.98sq.m /1,050sq.ft



Price: €360,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS excitedly introduce this beautiful three bedroom semi detached property to the market in Castle Park, Dublin 22. With an idyllic position within one of Clondalkin's most mature and sought after developments, the location is truly next to none. Within arm's reach you will find a host of local shops & shopping centres, primary & secondary schools, a range of cafes & bars and extensive recreational & leisure facilities. The area is well serviced by direct bus routes to Dublin's City Centre as well as being less than five minutes drive from the M50 and within walking distance of The Red Cow Luas Stop. Interior living accommodation of c. 1050 sq ft comprises of entrance hallway, lounge, dining room, kitchen, guest w.c, three large bedrooms and main family bathroom. The rear of the property is bright & spacious and provides a tranquil private space ideal for family entertaining. Attached to the side of the property you will find a large garage with side access, ideal for a variety of uses or as a possible conversion opportunity. Properties in Castle Park are generally snapped up and no. 71 will be no different; do not miss this opportunity. Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- BER E1
- C. 1050 sq.ft
- Oil fired central heating
- 3 bed | 2 bath
- Idyllic mature location
- Adjoining garage
- Sunny spacious rear garden no over looked
- Ample off street parking to front
- Located in the heart of Clondalkin Village
- A host of local amenities all within arm's reach
- M50 motorway merely minutes by car
- The Red Cow Luas stop within walking distance
- Viewing highly advised!



ACCOMMODATION



HALLWAY

15'7" x 6'8" (4.8m x 2.1m)

Carpet.

LOUNGE

11'8" x 14'1" (3.6m x 4.3m)

Carpet, fire place (open).

KITCHEN /

14'1" x 8'2" (4.0m x 2.5m)

Tiles to floor fitted kitchen, acces to garden.

DINING ROOM

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

Carpet open fire place.

GUEST WC

5'2" x 4'5" (1.6m x 1.4m)

Wash hand basin, wc, laminate floor.

BEDROOM 1

11'4" x 9'8" (3.5m x 3.0m)

Fitted wardrobes, carpet, bedroom to rear of property.

BEDROOM 2

13'7" x 10'7" (4.2m x 3.1m)

Carpet, fitted wardrobes, bedroom to front of property.

BEDROOM 3

9'1" x 7'8" (2.8m x 2.4m)

Carpet.

BATHROOM

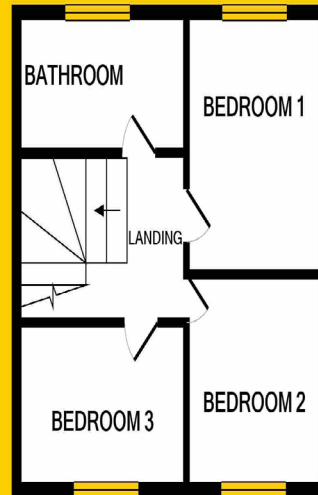
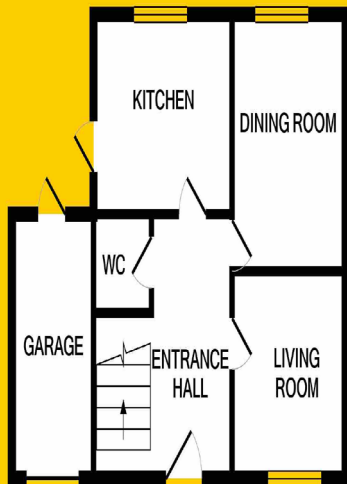
5'9" x 6'8" (1.8m x 2.1m)

Bath, triton shower, wc, wash hand basin, fully tiled.

REAR GARDEN

Private garden not overlooked, garage and side access.





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 086 0606879

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



MORTGAGES

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For further information or advice, please call:
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