

FOR SALE

BY PRIVATE TREATY

**32 Collinstown Grove
Clondalkin
Dublin 22
D22 EF24**



Three Bedroom Mid Terrace House
c.76.65sq.m /825sq.ft



Price: €245,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom family home to the market ideally tucked away within the peaceful cul de sac of Collinstown Grove, Dublin 22. Collinstown Grove is a small, mature and highly sought after development and finds itself within easy reach of local shops and schools; not to mention Liffey Valley Shopping Centre within arm's reach. On a transport note a host of bus routes are found near by and the N7, M50 motorway and The Luas are all accessible within minutes by car. Bright and spacious living accommodation of c. 825 sq ft comprises of entrance hallway, lounge, kitchen dining room, three bedrooms (2 double/1 single) and main family bathroom. The rear of the property boasts a large garden and the front offers parking for multiple cars and overlooks a green area – ideal for families. Number 32 is presented in good condition throughout and boasts built in wardrobes, oil fired central heating and top quality blinds. Early viewing is highly advised, call Ray Cooke Auctioneers today!

FEATURES

- c. 825 sq ft
- In very good condition throughout
- Small, mature development with minimal passing traffic
- Plenty of green spaces in the development
- Oil fired central heating
- Double glazed windows
- Large rear garden
- Off street parking for multiple cars
- Peaceful cul de sac setting
- Within easy reach of Liffey Valley Shopping Centre
- Local shops, schools and bus routes within walking distance
- Viewing highly advised!



ACCOMMODATION



LIVING

12'00' x 15'32" (3.66m x 4.67m)

Spacious room to the front of the property. Electric fire place with brick surrounding. Timber floor, top quality blinds and curtains.

KITCHEN / DINING AREA

12'46" x 15'09" (3.8m x 4.6m)

Tiled floor and splashback with eye level top quality units. Intergrated oven and hob. Double doors to the rear garden. Top quality blinds.



BATHROOM

7'54" x 5'5" (2.3m x 1.7m)

Part tiled with fitted bath, wc and whb.

BEDROOM 1

9'8" x 13'12" (3m x 4m)

Double room to the front of the property. Built in wardrobes, top quality floors blinds and curtains.



BEDROOM 2

10'82" x 6'33" (3.3m x 1.93m)

Single room to the front of the property. Built in wardrobes. Top quality timber floors.

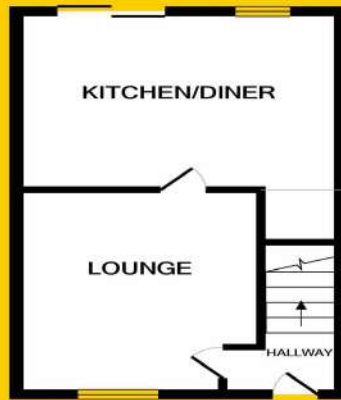


BEDROOM 3

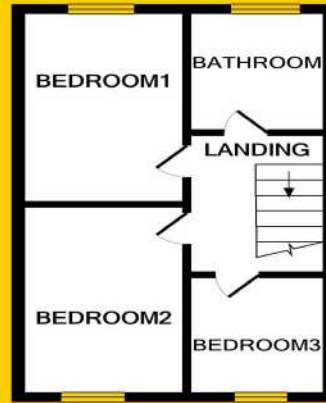
9'25" x 10'82" (2.82m x 3.3m)

Double Room to the rear of the property. Timber floors. Top quality blinds and curtains.





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 she can be contacted on 01 4599288 or 086 1409043

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:
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