

FOR SALE

BY PRIVATE TREATY

**16 Whitethorn Crescent
Palmerstown
Dublin 22
D22 X5T8**



Three Bedroom Semi Detached
c.131.2sq.m /1,412sq.ft



Price: €325,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three-bedroom semi-detached family home located in the highly sought-after development, Whitethorn Crescent, Palmerstown, Dublin 20. The location of Whitethorn could not be better with every conceivably local amenity schools, shops and all bus routes within walking distance and with Liffey Valley and the M50 motorway a mere minutes' drive away the location is next to none.

Bright and spacious living accommodation c. 1412 Sq ft comprises of entrance hall, large lounge leading into the kitchen/dining area, and spacious extension. Upstairs you will find three bedrooms including master en suite and a main family bathroom, with access via stairs on the landing to the attic which has been converted and is currently in use as a 4th bedroom.

The property also comes with a LARGE westerly facing garden including block built shed to the rear and ample parking to the front. No. 16 comes to the market in pristine condition and boasts an ideal opportunity to secure the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

c. 1412 sqft

BER – C3

Gas Fired Central heating

XL Drive way to front

Fully Alarmed

Fully fitted kitchen

Tastefully decorated

Double glazed windows

Private rear garden with block built shed

3 large bedrooms + Attic

Fully tiled family bath

Fully tiled master en suite

Adjacent to green area

First time buyers dream!

Call Ray Cooke Auctioneers today for more information.



ACCOMMODATION



HALLWAY

5'6" x 15'0" (1.7m x 4.6m)

Laminate flooring with carpet to stairs. Fully tiled under stairs toilet with WC and WHB.

LOUNGE

15'7" x 11'8" (4.8 x 3.6m)

Laminate flooring with access to dining room.

KITCHEN

20'3" x 7'9" (6.2m x 2.4m)

Laminate flooring with fitted kitchen leading into dining room and access to the rear garden.

DINING ROOM

15'7" x 11'1" (4.8m x 3.4m)

Laminate flooring leading into fitted kitchen and access to a spacious extension.

EXTENSION

16'4" x 7'9" (5.0m x 2.4m)

Laminate flooring with access to rear garden.

BEDROOM 1

11'5" x 12'5" (3.5m x 3.8m)

Double bedroom to the rear of the property with laminate flooring, fitted wardrobes and ensuite.

ENSUITE

7'2" x 4'9" (2.2m x 1.5m)

Fully tiled with WC, WHB and rain shower.

BEDROOM 2

10'2" x 11'8" (3.1m x 3.6m)

Double bedroom to the front of the property with laminate flooring and fitted wardrobes.

BEDROOM 3

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

Single bedroom to the front of the property with laminate flooring and fitted wardrobes.

BATHROOM

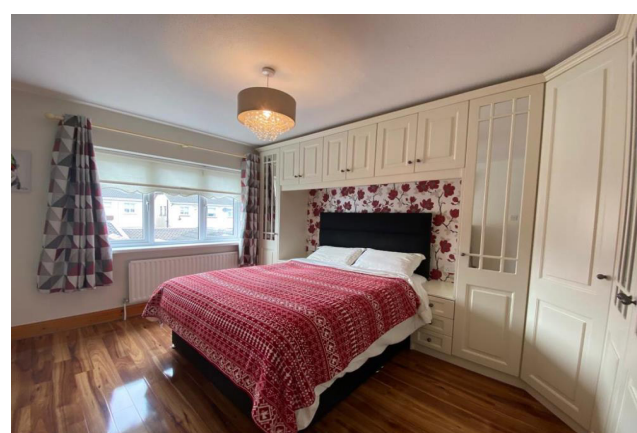
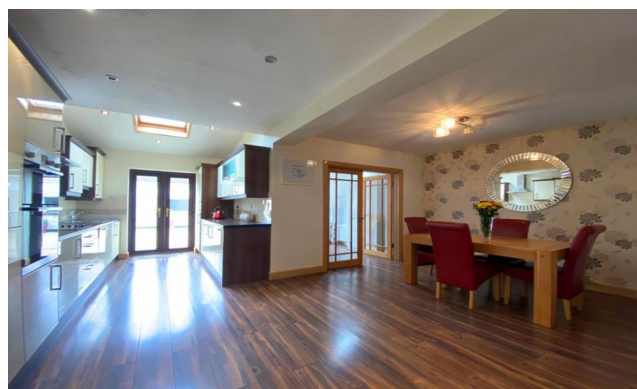
6'2" x 6'2" (1.9m x 1.9m)

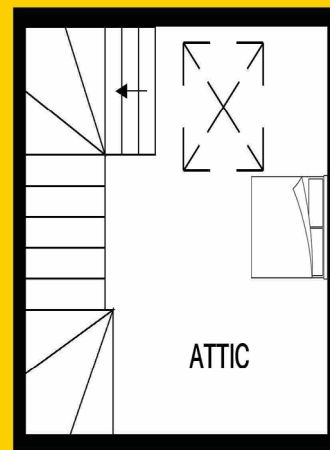
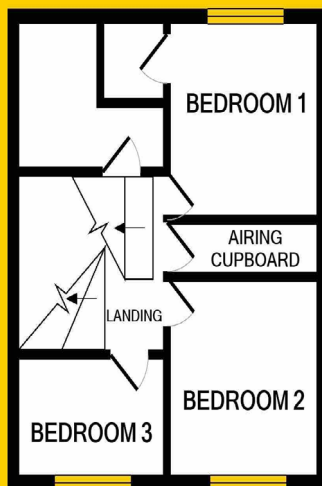
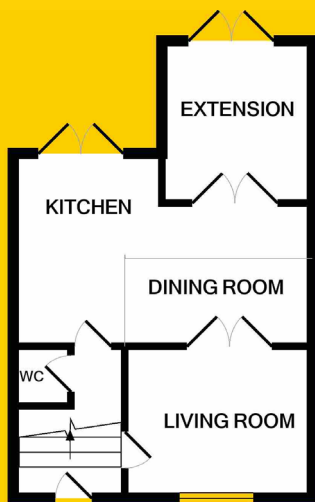
Fully tiled with WC, WHB and Triton shower.

ATTIC

18'0" x 11'5" (5.5m x 3.5m)

Fully carpeted.





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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