

**FOR SALE**

BY PRIVATE TREATY

22 Shancastle Drive  
Clondalkin  
Dublin 22  
D22T2Y8



Three Bedroom Terraced House  
c.85sq.m. /915sq.ft.



Price: €199,000

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this recently refurbished three bedroom terraced property to the market on the peaceful Shancastle Drive, Dublin 22. The location is next to none as you find yourself within walking distance of Liffey Valley Shopping Centre along with a host of other local shops, schools and Leisure facilities. Clondalkin Village and The M50 Motorway are both also within easy reach. Bright, spacious and recently refurbished interior living accommodation comprises of entrance hall, lounge, open plan kitchen/ dining room, three bedrooms (2 double/1 single) and main family bathroom. To the rear is an exceptionally large garden which features decking, a block built shed and tastefully maintained rear lawn area. Number 22 comes to the market in turn-key condition having been tastefully maintained and upgraded by its current owners and boasts a lengthy list of additional features to include a new gas boiler, new carpets and fully tiled bathroom suit. The property is prime for first time buyers but is equally likely to be a hit with investors as it is not affected by RPZ rentcaps. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 85 sq metres
- c. 915 sq ft
- BER D1
- Recently refurbished throughout
- Large driveway to the front
- Recently upgraded gas fired central heating
- Fully tiled bathroom suite
- Upgraded carpets
- Stunning kitchen
- Top quality blinds and curtains
- Double glazed windows
- Within easy reach of M50 Motorway
- Only a stones throw from Liffey Valley Shopping Centre
- Low maintenance front and rear
- Prime for first time buyers
- **MAGNIFICENT INVESTMENT OPPORTUNITY**
- Viewing highly advised!



## ACCOMMODATION

### KITCHEN/DINER

10'2" x 17" (3.11m x 5.2m)

Large room to rear, top quality appliances and timber effect flooring, tiled splashback.

### LOUNGE

11'1" x 14'5" (3.4m x 4.45m)

Spacious room to front of the property, laminate floor and tv point.

### BEDROOM 1

10'8" x 11'8" (3.3m x 3.6m)

Double bedroom to rear of the property, top quality carpets and curtains.

### BEDROOM 2

13'7" x 9'3" (4.2m x 2.8m)

Double room to front of the property, built in wardrobe, top quality carpet and curtains.

### BEDROOM 3

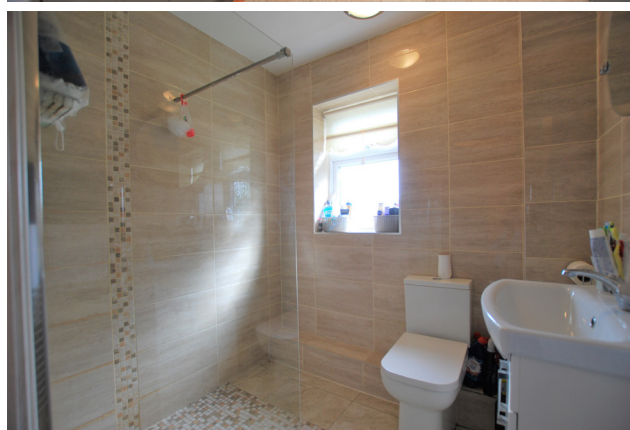
11'1" x 7'5" (3.4m x 2.3m)

Double room to front of the property, built in wardrobe, top quality carpet and curtains.

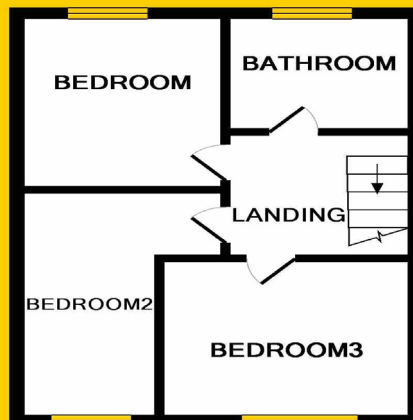
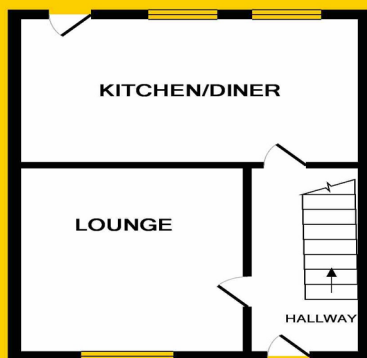
### BATHROOM

5'9" x 6'5" (1.8m x 2m)

Fully tiled bathroom suite with wc and wash hand basin, power shower and heated towel rail to boot.



## FLOOR PLANS



## 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 he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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For further information or advice, please call:  
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