

**FOR SALE**

BY PRIVATE TREATY

8 Castlegrange Road  
Clondalkin  
Dublin 22  
D22 K6Y3



Three Bedroom End of Terrace  
c.80sqm



**Price: €285,000**

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

PSRA Licence Number 002307

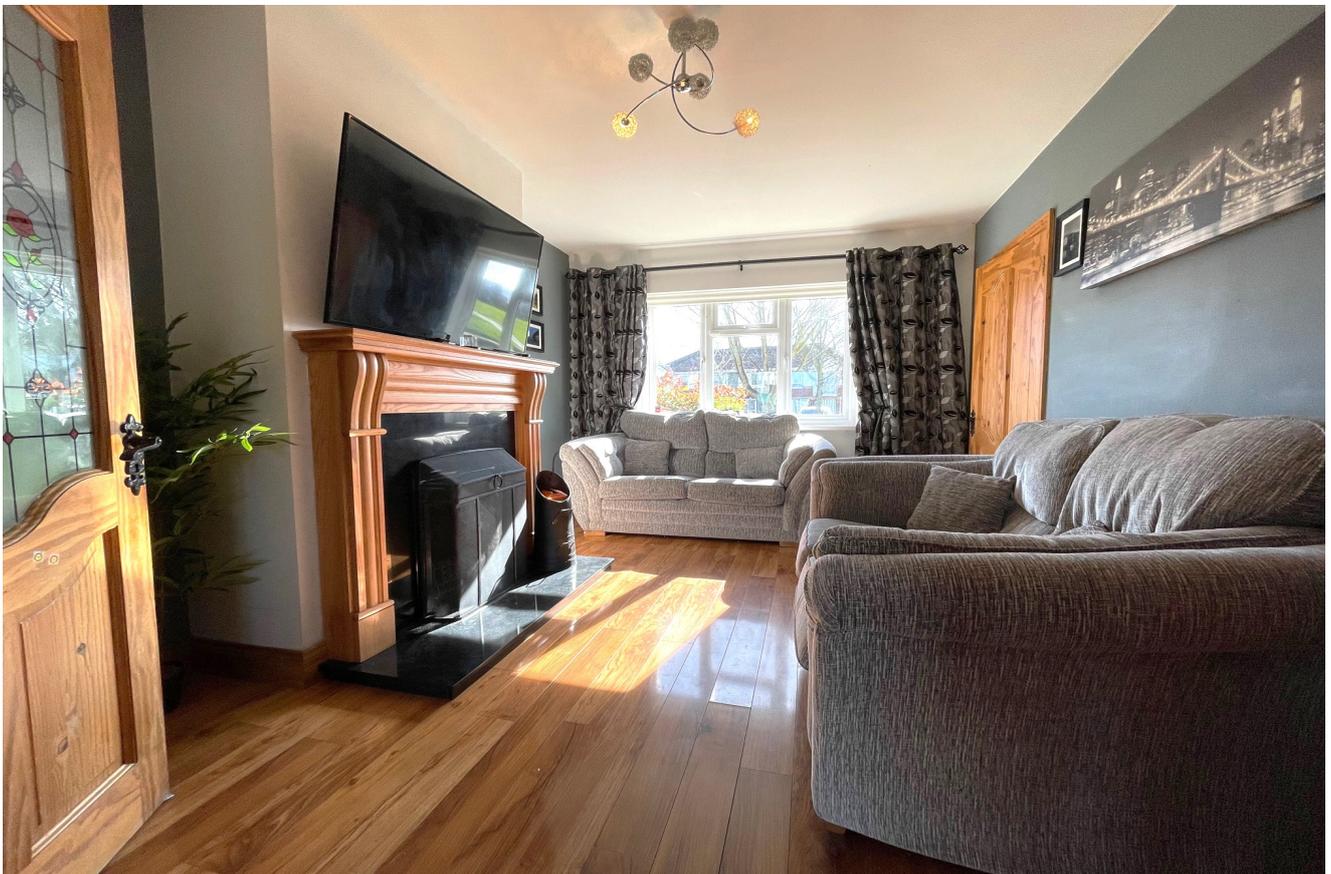
## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom end-of-terrace family home to the market within the prestigious Castlegrange development. Tucked away just off the New Nangor Road you will find Grange Castle Business Park & Liffey Valley Shopping Centre very easily accessible, Clondalkin Village & The M50 Motorway within easy reach, along with a variety of local shops, schools and sports facilities all found within a stone's throw.

Internal living accommodation of c. 860 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms, main family bathroom and master bedroom ensuite. No. 8 has been meticulously and lovingly cared for by its current owners and is ready to walk into. It would make an ideal starter home for any first time buyer but will also turn the heads of any keen investors looking to take advantage of strong rental yields on offer. Early interest is guaranteed – Viewing highly advised!

## FEATURES

- c. 80 sqm.
- Gas fired central heating
- New gas boiler
- Double glazed windows
- New composite high security front door
- New feature fireplace
- Freshly painted throughout
- Hardwood flooring downstairs
- Walk in condition
- Family bathroom + master ensuite
- Fully alarmed
- Not overlooked to the rear
- Plenty of wardrobe space
- Lounge with open fire
- Ample off street parking to front
- Overlooking a green area to the front
- Tucked away just off New Nangor Road
- A host of bus routes & Clondalkin Village within arm's reach



## ACCOMMODATION



### ENTRANCE HALL

Laminate flooring with access to lounge and kitchen, carpet to stairs/landing and guest wc.

### LOUNGE

Laminate flooring, feature fireplace, double doors to kitchen.

### KITCHEN

Fully fitted kitchen with eye and floor level units, tiled flooring and splashback, dining area and sliding doors to rear garden.



### BEDROOM 1

Double room to rear of the property, laminate flooring, fitted windows and double glazed windows.

### BEDROOM 2

Double room to front of the property, laminate flooring and double glazed windows.

### BEDROOM 3

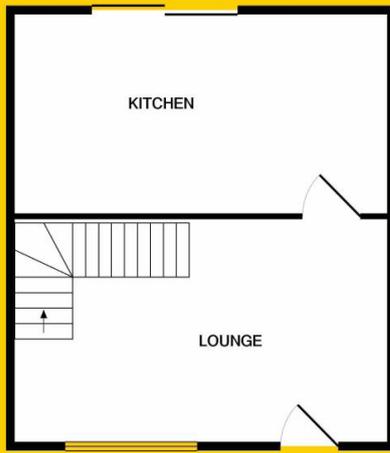
Single room to front of the property, laminate flooring.

### BATHROOM

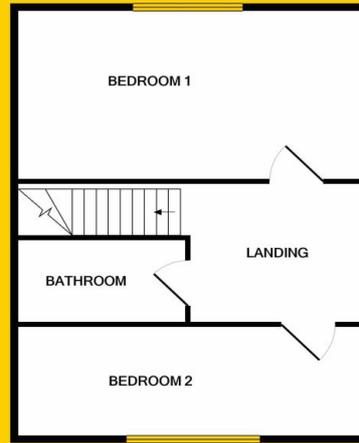
Fully fitted bathroom with wc, whb and bath and fully tiled.



## FLOOR PLAN



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

Eoin Keogh and he can be contacted on 01 9089300 or 086 778 8498

Alternatively you can send an email to [Eoin.keogh@raycooke.ie](mailto:Eoin.keogh@raycooke.ie) and we will contact you.



## MORTGAGES

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**01 40 30 720**

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