

FOR SALE

BY PRIVATE TREATY

**11 Melrose Crescent
Clondalkin
Dublin 22
D22TE82**



Three Bedroom End Of Terrace
c.84sq.m /905sq.ft



Price: €250,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to present this bright and spacious three bed, one bath end of terrace family home to the market in the popular location of Melrose Crescent, Clondalkin. This mature location is situated close to Clondalkin Village and a host of amenities such as Park West Estate, local schools, Liffey Valley Shopping Centre and The Mill Shopping Centre.

Location is second to none with great access to public transport with easy access to the main bus routes, Clondalkin / Fonthill train station along with the N7 & M50.

Internal living accommodation of c. 905 sq. ft. comprises of entrance hallway, lounge, dining/ kitchen area, three bedrooms and main family bathroom. With access via the kitchen this home is equipped with a very large and bright back garden which is not overlooked along with a garage to the side of the property.

No. 11 would ideally suit a family looking for a starter home, or an investor looking for a fantastic rental property with a great return. Call Ray Cooke Auctioneers today to arrange a viewing!

FEATURES

C. 905 sq. ft.

BER – D2

Double glazed windows

Oil fired central heating

Under stairs storage

Spacious main lounge

3 generous sized bed rooms

Very large private garden to rear with garage to the side

End of terrace home

XI Drive way

Shops and local schools within a stone's throw

Viewing highly advised!



ACCOMMODATION



HALLWAY

16'0" x 5'6" (4.9m x 1.7m)

Tiled flooring, carpet to stairs and storage.

LOUNGE

12'1" x 13'7" (3.7m x 4.2m)

Laminate flooring and wood burning stove.

KITCHEN /DINING ROOM

17'3" x 10'1" (5.3m x 3.1m)

Fitted kitchen with tiled flooring.



BEDROOM 1

13'1" x 9'5" (4m x 2.9m)

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

BEDROOM 2

11'8" x 12'1" (3.6m x 3.7m)

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



BEDROOM 3

10'1" x 7'5" (3.1m x 2.3m)

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

BATHROOM

5'5" x 6'5" (1.7m x 2m)

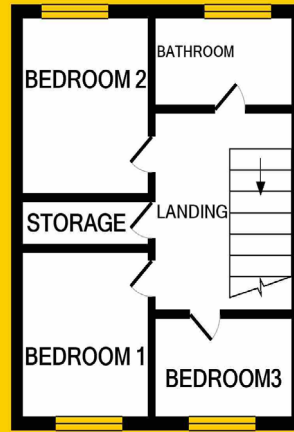
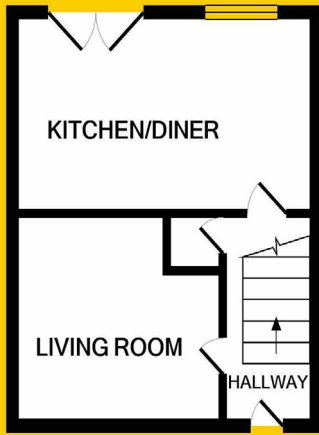
Fully tiled bathroom with WC, WHB and bath with Triton shower..



REAR GARDEN

Block shed patio, green space and garage.





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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- Choice of Lenders



For further information or advice, please call:
01 40 30 720

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie



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