

FOR SALE

BY PRIVATE TREATY

32 Moorfield Drive
Clondalkin
Dublin 22
D22R660



Three Bedroom Terraced House
c.83.6sq.m. /900sq.ft.

BER TBC

Price: €215,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom mid terrace family home to the market in this most sought after estate. Moorfield is ideally located within walking distance of Liffey Valley Shopping Centre and is within close proximity of Clondalkin Village and the M50 motorway. Bright and spacious living accommodation of c. 900 sq ft comprises of entrance hall, lounge, kitchen /dining room, three bedrooms (2 double/1 single) and main family bathroom. To the rear is an absolutely stunning west facing rear garden with large lawn area, patio and plenty of mature planting. Number 32 comes to the market in very good condition throughout and boasts a long list of additional features to include built-in wardrobes, 2 x storage sheds and a large cobblelock driveway with ample parking for multiple cars. This one is an excellent opportunity for a first time buyer to make that first foray onto the property ladder. Early viewing is highly advised, Call Ray Cooke Auctioneers today!

FEATURES

- c. 900 sq.ft in size
- Excellent condition throughout
- Gas fired central heating
- Ample parking for multiple cars on cobblelock driveway
- Three spacious bedrooms
- Sunny EXTRA LARGE private rear garden
- Fully tiled bathroom suite with heated towel rail
- Built in wardrobes
- Top quality blinds and curtains throughout
- 2 x storage sheds
- Ideally located moments from Clondalkin Village
- A wide array of amenities found within walking distance
- N7, M50 Motorway and Liffey Valley found within minutes
- Viewing highly advised!



ACCOMMODATION

LOUNGE

11" x 13" (3.3m x 3.9m)

Top quality flooring, electric fireplace and top quality blinds and curtains.

KITCHEN/DINER

11" x 17" (3.3m x 5.1m)

Tile floor and splashback, floor and eye level units, sliding doors to rear.

GARDEN

Extra large with patio lawn area, mature trees, plenty of storage and mature plants.

BEDROOM 1

11" x 8" (3.3m x 2.4m)

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

BEDROOM 2

12" x 13" (3.6m x 3.9m)

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

BEDROOM 3

10" x 7" (3.0m x 2.1m)

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

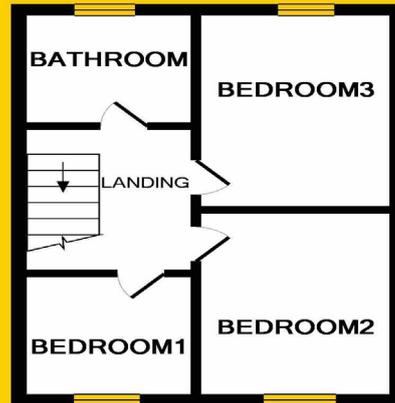
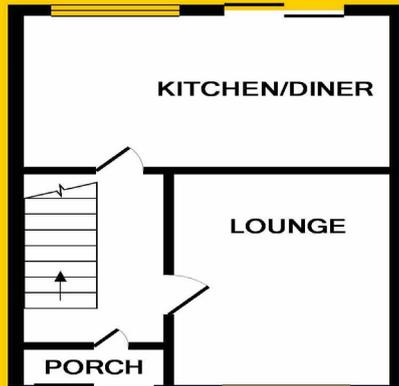
BATHROOM

5" x 6" (1.5m x 1.8m)

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



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

Alternatively you can send an email to 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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