

FOR SALE

BY PRIVATE TREATY

**Oak Lodge, New Road
Clondalkin
Dublin 22
D22 F516**



Four Bedroom Detached
c.246 sq.m /2,650.sq.ft

Price: €495,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting Oak Lodge to the market, a graceful detached Victorian Villa set on c. 0.4 acre just off New Road, Dublin 22. The location is second to none, with a prime position in the heart of Clondalkin Village, and with every conceivable amenity on your doorstep to include local convenience stores, The Mill Shopping Centre, esteemed primary & secondary schools and a choice of sports & leisure facilities. A wealth of public transport options are also found within arm's reach including bus routes servicing Dublin City Centre, the M50/N7 road networks and The Luas Red Line at The Red Cow. Internal living accommodation spans to c. 2,650 sq. ft. and comprises of; First floor - entrance hallway, lounge/drawing room, dining room, two large double bedrooms, walk in wardrobe/ensuite and master bathroom. Garden level - kitchen/dining room with scullery, guest wc, living room, two large double bedrooms and workshop. Oak Lodge displays many striking period features throughout such as ceiling coving, high ceilings and marble fireplaces. The mature, walled gardens offer a wonderful sense of privacy whilst boasting an enviable south westerly aspect. All in all Oak Lodge is a rare opportunity to acquire a unique and high calibre property & to transform it into what will be a sublime family home. Viewing is highly advised.

FEATURES

- LISTED BUILDING
- BER EXEMPT
- c. 2,650 sq ft
- c. 0.4 acre
- Dating from c. 1885
- Detached Victorian Villa
- Prime position in the heart of Clondalkin Village
- Exclusive private setting
- Ample parking space to front and side
- Rear shed space
- Walled grounds with mature gardens
- Well proportioned rooms throughout
- Stunning period features
- Ideal opportunity to be transformed into a magnificent family home
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

9'1"x34'1" (2.8mx10.47m)

Large hallway with coving throughout and carpet flooring with access to the lounge and drawing room.

DRAWING ROOM

13'4"x16'0" (4.09mx4.99m)

Carpet flooring with coving and fireplace.

KITCHEN

13'7"x13'1" (4.26mx4.0m)

Aga cooker, tiled flooring, with access to the living room and hallway.



DINING

16'0"x13'4" (4.99mx4.1m)

Carpet flooring with fireplace.

BEDROOM 1

13'4"x13'2" (4.14mx4.05m)

Carpet flooring, built in wardrobes, access to dressing room which has laminate flooring and wash hand basin.



BEDROOM 2

12'1"x6'8" (3.7mx2.1m)

Carpet flooring with gas fire.

BEDROOM 3

14'7"x12'1" (4.5mx3.75m)

Tiled flooring.

BEDROOM 4

12'1"x15'09" (3.7mx4.6m)

Tiled flooring.



LIVING ROOM

12'1"x15'7" (3.76mx4.84m)

Carpet flooring, featured fire, access to hallway and garden terrace.

BATHROOM

10'4"x7'08" (3.2mx2.16m)

Laminate flooring, wc, wash hand basin, bath and access to hallway.

REAR HALLWAY

6'8"x7'08" (2.1mx2.16m)

Access to wc and access to the garden.

UTILITY

6'5"x11'1" (2.0mx3.4m)

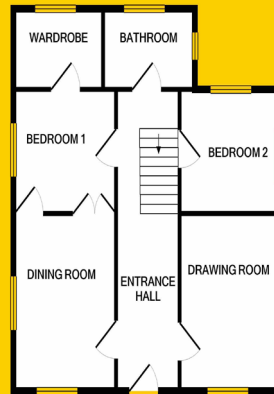
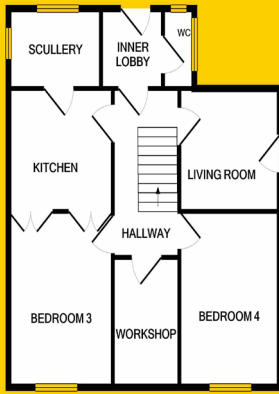
Tiled flooring.

WC

6'5"x11'1" (2.0mx3.4m)

Tiled flooring.





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

Ross McHugh and he can be contacted on 01 4030720 or 0871368084

Alternatively you can send an email to ross@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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