

**FOR SALE**

BY PRIVATE TREATY

152 Kennelsfort Road  
Palmerstown  
Dublin 20  
D20 FP94



Three Bedroom Semi Detached  
c.113.3sq.m. / 1,220sq.ft.

**BER** TBC

Price: €339,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning 3 bed semi detached property with an extra large detached rear garage to the market on the ever sought after Kennelsfort Road. The location of this one will not be beaten as the property is within walking distance of every conceivable amenity including shops, schools, bars not to mention road networks such as the N4, M4, M50, N7 and M8. The Phoenix Park can be accessed within minutes by car. No. 152 comes to the market in excellent condition having been flawlessly maintained and attentively cared for by its current owners. Bright and spacious interior living accommodation of c. 1,220 sq ft comprises of porch, entrance hallway, open plan dining room/lounge, extended kitchen, three spacious bedrooms and main family bathroom. To the rear is an extra large SOUTH FACING garden which features manicured decking and lawned areas. The rear garage is an excellent addition as it features over 925sqft of space which could be converted to suit a variety of commercial and domestic uses. Rear laneway access, roller shutter doors and a full alarm system provide enormous potential. Viewing is highly advised to appreciate the potential of this magnificent family home, early interest is guaranteed. Call Ray Cooke Auctioneers today for further information or to arrange a viewing!

## FEATURES



- c. 1,220 sq ft
- Large detached garage of c. 925 sq ft to rear
- Roller shutter doors to rear laneway
- South facing rear garden!
- Gas fired central heating
- Double glazed windows
- Extended kitchen area
- Built in wardrobes throughout
- Fully tiled bathroom suite
- Fully Alarmed
- Excellent living space
- Immaculately presented throughout
- Not overlooked to the rear
- Larger than average side space
- Off street parking
- Top class location
- Within arm's reach of Palmerstown Village, M50 & Chapelizod  
Bypass merely minutes by car
- Dublin's City Centre accessible within 15 minutes
- Ideal for a growing family
- Viewing highly advised!





## ACCOMMODATION

### ENTRANCE HALL

Extra wide hallway with solid timber flooring and fully alarmed.

### LOUNGE

14'4" x 10'6" (4.4m x 3.35m)

Spacious room to rear of the property, open fireplace with timber surround, marble base.

### DINING

11'4" x 11'4" (3.5m x 3.5m)

Solid timber flooring double doors lead to lounge.

### KITCHEN

25'9" x 8'5" (7.9m x 2.6m)

Timber & tiled flooring, kitchen has floor and eye level units, venetian blinds.

### BEDROOM 1

12'7" x 11'4" (3.9m x 3.5m)

Double room to rear of property built in wardrobes and venetian blinds.

### BEDROOM 2

14'1" x 11'8" (4.3m x 3.6m)

Double room to front of the property carpet floor and built in wardrobes.

### BEDROOM 3

10'8" x 7'8" (3.3m x 2.4m)

Single room to front of the property, built in wardrobes and solid timber flooring.

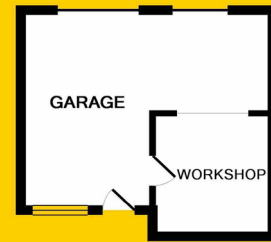
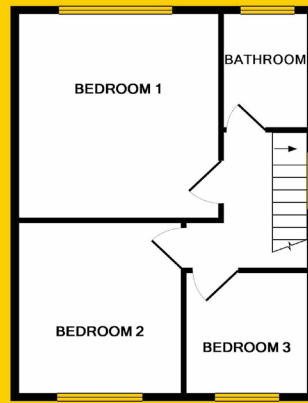
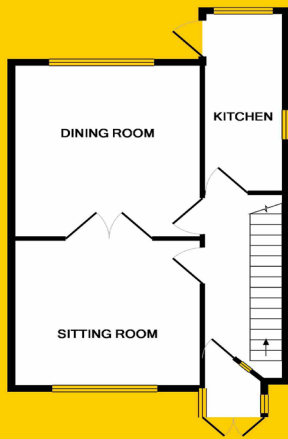
### BATHROOM

5'9" x 6'8" (1.8m x 2.1m)

Fully tiled bathroom suite with shower, wc and wash hand basin.



## FLOOR PLANS



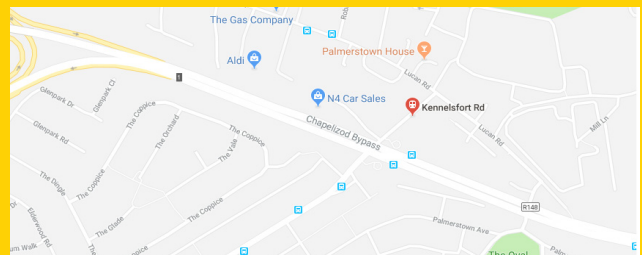
## DIRECTIONS

From Chapelizod Bypass heading towards City Centre, turn right at traffic light junction onto Kennelsfort Road Upper. Proceed ahead for c 500m and number 152 is located on the left hand side. Keep an eye out for our distinctive For Sale board

## 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.

## LOCATION



## NEGOTIATOR

**Tallaght Sales** and he can be contacted on **01 68 75 800 or 086 837 1963.**

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

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