

FOR SALE

BY PRIVATE TREATY

35 Oak Downs
Clondalkin
Dublin 22



Two Bedroom Mid Terrace
c./83.6sq.m. / 900sq.ft.

BER TBC

Price: €245,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this STUNNING two bedroom mid-terraced property with the advantage of a LARGE ATTIC CONVERSION (currently in use as a 3rd bedroom) to the market located in the highly sought after Oak Downs, Clondalkin, D22. The location is next to none as within walking distance you will find local shops and leisure facilities, Clondalkin Village and Corkagh Park. A mere two minute drive away you will also find The Red Cow Luas Stop and the M50 motorway.

Bright and spacious living accommodation comprises of, entrance hall, lounge, kitchen/dinning with access to the garden, two bedrooms, a main family bathroom and a LARGE ATTIC CONVERSION currently is use as a 3rd bedroom. The property also comes with a stunning sunny garden to the rear and ample parking to the front. No.35 comes to the market in turnkey condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features including gas fired central heating, front drive way and a STUNNING rear garden- to name but a few! Early viewing is highly advised to appreciate the sheer quality on offer behind the door of this superb family home, call Ray Cooke Auctioneers today!

FEATURES

- c. 850 sq. ft.
- BER TBC
- IMMACULATELY presented throughout
- FIRST TIME BUYERS DREAM
- 2 BED / 1 BATH
- LARGE ATTIC CONVERSION
- Fully Alarmed
- Gas fired central heating
- Exclusive development
- Every conceivable amenity within walking distance
- M50 & N7 within two minutes' drive
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

4'2" x 4'2" (1.3m x 1.3m)

Access to lounge, carpet to stairs and landing.

LOUNGE

11'8" x 14'4" (3.6m x 4.4m)

Laminate flooring, feature open fireplace, access to kitchen.

KITCHEN

6'8" x 5'0" (2.1m x 4.6m)

Fully fitted kitchen, dining area, access to rear garden.

BEDROOM 1

8'2" x 6'5" (2.5m x 2.3m)

Single room to the front of the property, laminate flooring.

BEDROOM 2

8'8" x 7'2" (2.7m x 2.2m)

Double room to the front for the property, carpet flooring.

ATTIC

9'5" x 14'7" (2.9m x 4.5m)

Attic converted into 3rd bedroom.

BATHROOM

6'2" x 5'9" (1.9m x 1.8m)

Fully fitted modern bathroom, w.c,whb, bath and electric shower.



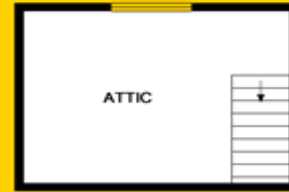
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR

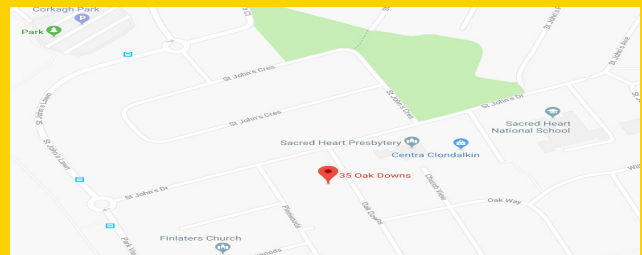
DIRECTIONS

If travelling out of Clondalkin Village take the Boot Road and turn right onto St. John's Drive heading towards The Green Isle Hotel. Take your second turn right onto Oak Way. Proceed straight and follow the road around to the left, take your second left onto Oak Downs, where you will find no.35 on your right hand side.

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

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

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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