

**FOR SALE**

BY PRIVATE TREATY

20 Oak Way  
Clondalkin  
Dublin 22



Two Bedroom Semi Detached  
c.97.9sq.m. /1054sq.ft



Price: €247,500

raycooke.ie  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning two bedroom semi-detached property to the market which benefits from an additional sunroom and cobblelock rear garden area. Oak Way is a very established area with a wealth of amenities close to hand. The property is in good condition throughout and has been well maintained by its current owners. Approached by a cobblelock drive which provides off street parking for several vehicles; A wide welcoming hall which has high quality carpet flooring gives access to the sitting room, downstairs wc and large open plan kitchen dining room. The country style kitchen is fully fitted and a breakfast bar serves as a clever divide to the dining area which has plenty of room for a table and chairs.

A large sunroom opens onto the private garden which is cobblelocked and gives ample outside space. Upstairs there are two good size bedrooms and a family bathroom which is fully tiled and fitted with a bath. No. 20 is ideally positioned within a short walk of Clondalkin Village and its many amenities such as The Mill Shopping Centre, Clondalkin Leisure Centre, primary and secondary schools, extensive recreational and leisure facilities and the picturesque Corkagh Park. The area is well serviced by direct bus routes to Dublin's City Centre as well as being within easy access of the M50, N7 and The Red Cow Luas Stop. This property is sure to appeal to a wide audience so early viewing is advised!

## FEATURES

- c. 1,054 sq ft
- Gas fired Central Heating
- Fully Alarmed
- Double glazed windows
- Off Street Parking on cobblelock drive
- Gated side access
- Stunning open plan kitchen diner with breakfast bar
- Fully Tiled bathroom
- Guest w.c.
- Easy Access M50 and N7 is a two minute drive
- Local shops, bars & restaurants within arms reach
- Early viewing is a must!





## ACCOMMODATION

### ENTRANCE HALLWAY

18'0" x 3'6" (5.5m x 1.1m)

Access to kitchen/dining, lounge and guest wc. Bright with quality carpets to stairs and landing.

### LOUNGE

11'5" x 11'8" (3.5m x 3.6m)

Quality carpet flooring, feature open marble fireplace.

### KITCHEN/DINING

18'7" x 14'1" (5.7m x 4.3m)

Open plan kitchen/dining which runs the full width of the property. The kitchen is fully fitted with a range of eye and floor level units. Tiled splashback, timber floors.



### SUNROOM

16'4" x 9'5" (5.0m x 2.9m)

Tiled floors with double doors opening onto cobblelocked rear.



### GUEST BATHROOM

3'2" x 6'6" (1.0m x 2.0m)

W.c and whb

### LANDING

10'5" x 3'1" (3.2m x 0.94m)

Landing overlooking the front of the house. Access to bedrooms and bathroom.

### BATHROOM

5'7" x 7'2" (1.75m x 2.2m)

Fully tiled bathroom suite with w.c, whb, full size bath and electric shower.



### BEDROOM 1

10'0" x 10'6" (3.04m x 3.24m)

Double bedroom to the front of the property. Fitted wardrobes, quality carpets and curtains.

### BEDROOM 2

11'9" x 11'0" (3.63m x 3.35m)

Double bedroom to the rear of the property. Velux window. Quality carpets.

### OUTSIDE REAR

Low maintenance cobblelocked rear.



## FLOOR PLANS



OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## 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 ahead and No. 20 can be found 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

James Drony and he can be contacted on **01 4030720 or 0861409043.**

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

## MORTGAGES

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