

**FOR SALE**

BY PRIVATE TREATY

**81 Alpine Heights  
Clondalkin  
Dublin 22  
D22YH72**



Three Bedroom Semi Detached  
c.100.15sq.m /1,078sq.ft



**Price: €299,950**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

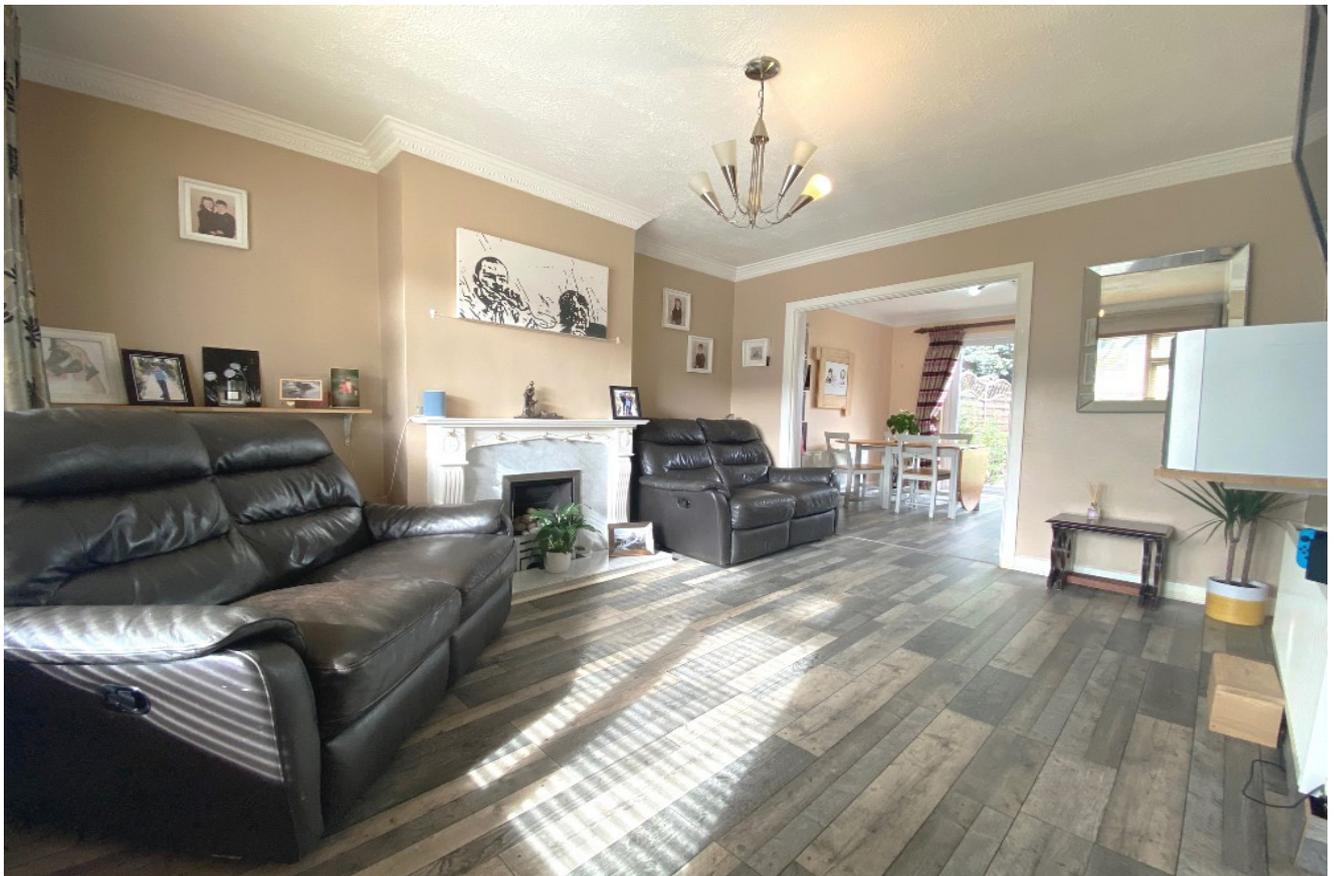
## DESCRIPTION

Ray Cooke Auctioneers are delighted to present this magnificent three bedroom semi detached property WITH ADDITIONAL converted garage to the market ideally tucked away within this peaceful and mature cul de sac in Alpine Heights. This highly sought after development is located just off The Nangor Road and is within a stone's throw of a host of local amenities including shops, schools, bars and The Mill Shopping Centre. You are within walking distance of Clondalkin Village and the M50 Motorway and Liffey Valley Shopping Centre can both be found within a couple of minutes drive. No. 81 comes to the market having been lovingly cared for by its current owners and boasts a lengthy list of additional features including a playroom and fully tiled guest w.c, spacious bedrooms, ideal cul de sac positioning and a large attic with fantastic potential to convert.

Internal living accommodation spans to c. 1,078 sq ft and downstairs comprises of entrance hallway, lounge, kitchen/dining room, full length converted garage incorporating a living/play room and guest wc. Upstairs you will find three bedrooms and the family bathroom. No. 81 has been meticulously maintained by its current owner and is ready to walk into. The extended living space adds a whole new dimension to the property with the ready made second living area / playroom or 4th bedroom with fully tiled en suite depending on the setup of the new owner.

## FEATURES

- BER D1
- c. 1078 sq.ft
- Gas fired central heating
- Double glazed windows
- Cosy lounge with gas fire
- Under stairs storage space
- Fully fitted kitchen
- Full length converted garage
- Guest WC downstairs
- Fully tiled bathroom with large walk in shower
- Mature and established development
- Peaceful and mature cul de sac location
- Call Ray Cooke Auctioneers today to arrange a private viewing!



## ACCOMMODATION

### LOUNGE

14'4" x 10'8" (4.4m x 3.3m)

Wooden flooring with gas fireplace.

### KITCHEN

17'0" x 10'4" (5.2m x 3.2m)

Tiled and wooden flooring with fitted kitchen.

### PLAY ROOM

12'4" x 7'5" (3.8m x 2.3m)

Laminate flooring.

### DOWNSTAIRS WC

12'4" x 5'9" (3.8m x 1.8m)

Fitted with WC, shower, wash hand basin, fully tiled and access to the rear garden.

### BEDROOM 1

7'4" x 8'2" (3.2m x 2.5m)

Double bedroom to the rear of the property with wooden flooring and fitted wardrobes.

### BEDROOM 2

12'1" x 10'1" (3.7m x 3.1m)

Double bedroom to the front of the property with carpet flooring and fitted wardrobes.

### BEDROOM 3

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

Single bedroom to the front of the property with laminate flooring.

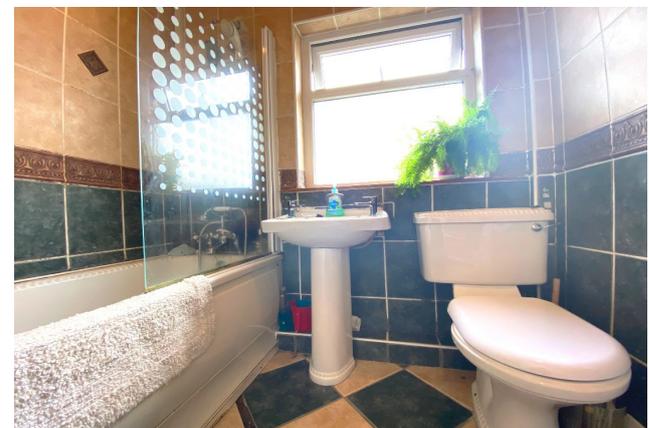
### BATHROOM

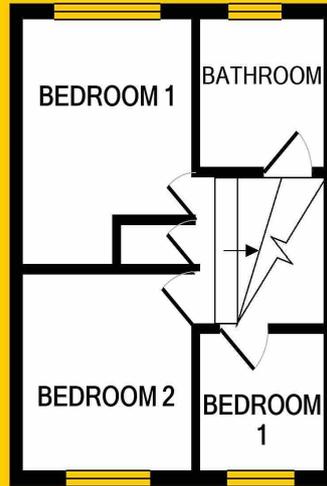
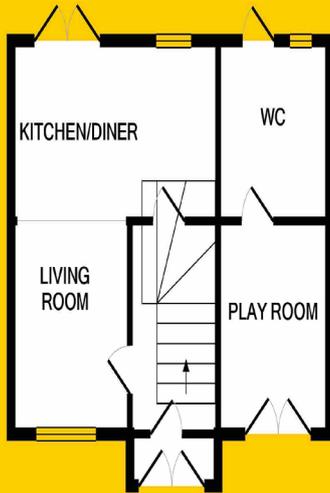
5'5" x 5'9" (1.7m x 1.8m)

Fitted with WC, wash hand basin, bath and fully tiled.

### REAR GARDEN

North facing rear garden.





## 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

Alanna Tyrrell and she can be contacted on **01 4030720** or **086 0606879**

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



## MORTGAGES

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**01 40 30 720**

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