

FOR SALE

51 ST JOHNS WOOD,
CLONDALKIN, DUBLIN 22

€205,000



THREE BED SEMI DETACHED

BROE auctioneers present this rare opportunity to purchase a spacious three bed semi detached house located in this quiet development just off Moyle Crescent in Clondalkin Village. Although the property requires some modernisation it boasts great potential to make a superb family home with generous room proportions and a south facing rear garden.

BER RATING:

>340

E2

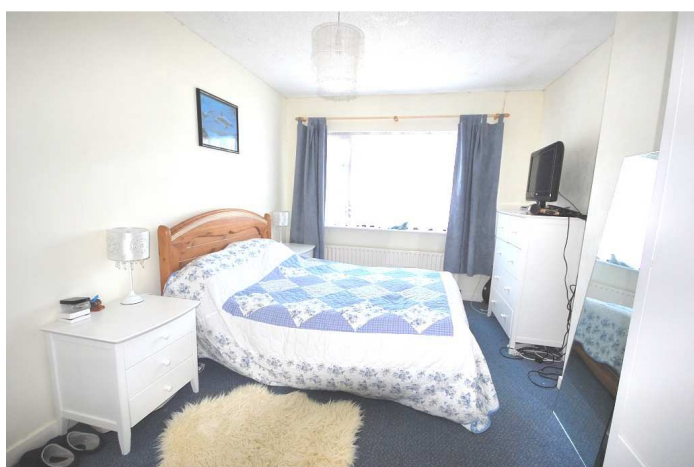
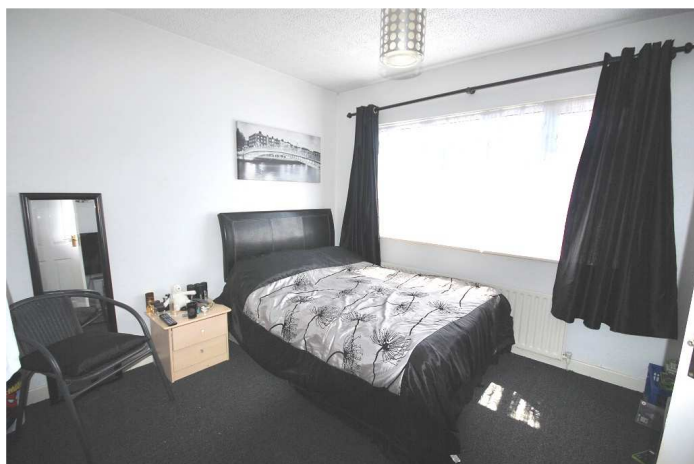
51 ST JOHNS WOOD, CLONDALKIN, DUBLIN 22.



DETAILS

BROE auctioneers present this rare opportunity to purchase a spacious three bed semi detached house located in this quiet development just off Moyle Crescent in Clondalkin Village. Although the property requires some modernisation it boasts great potential to make a superb family home with generous room proportions and a south facing rear garden. Accommodation comprises hall, lounge, extended dining room, extended kitchen, three bedrooms and family bathroom. There is off street parking to the front and a mature sunny rear garden with lawn and shrubs. All local amenities, shops, schools etc., are close by and an excellent road network provides easy access to N7, M50 and all city routes.

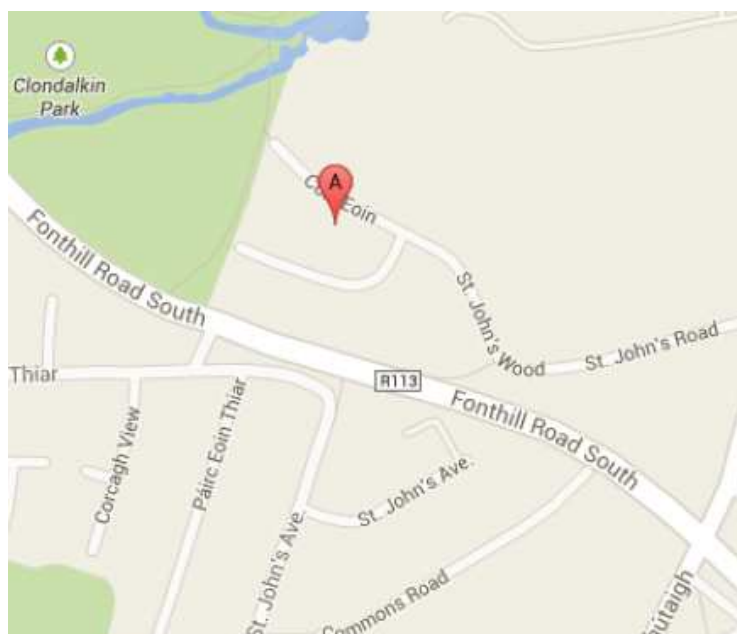
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EXTRA FEATURES

- Gas fired central heating.
- Double glazing PVC.
- Village location.
- South facing rear garden.
- Extended.
- Cul de sac.
- Semi detached.

LOCATION



CONTACT DETAILS

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Ground Floor

Entrance Hall	3.49m x 2.18m	With understairs storage unit and gas boiler.
Lounge	4.68m x 3.49m	With feature fireplace and electric inset, carpet, double doors to....
Dining Room	5.45m x 3.09m	Extended dining room, carpet, overlooking rear garden.
Kitchen	5.90m x 2.56m	Extended kitchen with fitted wall and floor units, lino, patio doors to rear garden.

First Floor

Bedroom (1)	4.16m x 3.08m	Double bedroom to front with fitted wardrobes.
Bedroom (2)	3.50m x 3.22m	Double bedroom to rear with fitted wardrobes, carpet.
Bedroom (3)	3.21m x 2.66m	Generous size boxroom, carpet.
Bathroom	2.25m x 1.82m	Fully tiled bathroom with WC, whb and electric shower over bath.

Outside

Off street parking to front.

South facing rear garden with lawn and mature shrubs, barna shed.



Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement of representation of fact. 2. The Vendor does not make or give, nor is Noel Broe & Sons Ltd T/A Broe Auctioneers or its staff authorized to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for an expense incurred in inspecting this property should it not be suitable, already let, sold or withdrawn from sale. Directors: J. Broe, C. Leap. Registered in Ireland No. 53273



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