

**FOR SALE**

BY PRIVATE TREATY

**39 Grangeview Road  
Clondalkin  
Dublin 22  
D22 KD96**



**Three Bedroom Mid Terrace  
c.74sq.m / 800 sq.ft**



**Price: €245,000**

**raycooke.ie**

PSR Licence Number 002307



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this luxury three bedroom mid-terrace property to the market boasting an idyllic setting tucked away within the peaceful . Positioned just off the New Nangor Road and within easy reach of Clondalkin Village and its host of amenities including shopping centres, bars, leisure facilities and schools; the development proves ever sought after with families and the location is next to none. Interior living accommodation of c. 800 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms(2 double/1 single), main family bedroom and master bedroom ensuite. The back garden has an enviable south-west facing orientation and is perfect for summer evenings. The front the garden has off street parking for at least 2 cars and off street parking is also available. Viewing is highly advised, call Ray Cooke Auctioneers today!!

## FEATURES

3 Bed/ 2 Bath  
800 sq. ft.  
BER C1  
Double Glazed Windows  
Gas Fired Central Heating  
Generous bedrooms  
Ideal for 1st time buyers!  
Master bedroom ensuite  
Open plan kitchen/dining room  
South-west facing rear garden  
Sought after development in easy reach of Clondalkin Village  
Good condition throughout  
Viewing highly advised!



## ACCOMMODATION



### ENTRANCE HALLWAY

5'8"x 13'8" (1.77m x 4.21m)

Laminate flooring, and carpet to stair and landing.

### KITCHEN/DINER

16'6"x 10" (5.06m x 3.05m)

Tiled floor, tiled splashback, floor and eye level units, integrated oven, sliding doors to rear garden, and double doors to lounge.



### LOUNGE

10'2"x 13'7" (3.12m x 4.18m)

Laminate flooring, feature fireplace, top quality curtains and blinds, and freshly painted walls.



### BEDROOM 1

9'4"x 10'3" (2.85m x 3.13m)

Laminate flooring, fitted wardrobes, top quality curtains and blinds, and freshly painted walls

### ENSUITE

2'6"x 7'6" (0.79m x 2.31m)

Shower enclosure, wc, and whb



### FAMILY BATHROOM

7'8"x 6'1" (2.38m x 1.85m)

Fully tiled bathroom suite, full bath, wc, and whb

### BEDROOM 2

8"x 11'9" (2.45m x 3.65m)

Laminate flooring, fitted wardrobes, top quality curtains and blinds.

### BEDROOM 3

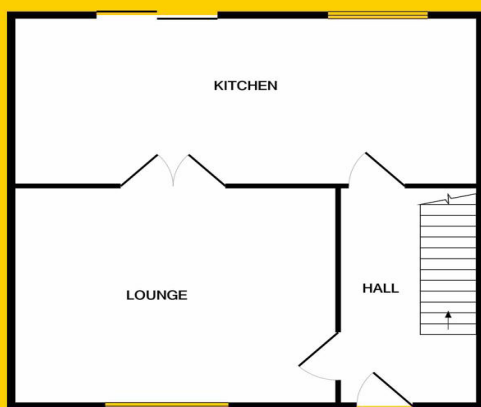
8'3"x 7'7" (2.56m x 2.35m)

Laminate flooring, top quality curtains and blinds, freshly painted, and double glazed windows

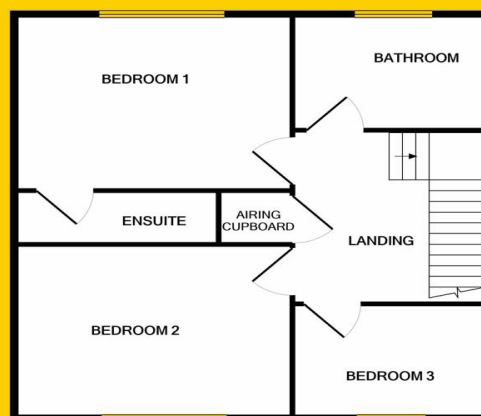




## FLOOR PLAN



GROUND FLOOR



1ST FLOOR

## 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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

Alternatively you can send an email to [eoin.keogh@raycooke.ie](mailto:eoin.keogh@raycooke.ie) and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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- Choice of Lenders



For further information or advice, please call:

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