

FOR SALE

BY PRIVATE TREATY

**25 Yellow Meadows Park
Clondalkin
Dublin 22
D22HD37**



Three Bedroom Semi Detached
c.s87.3q.m /940sq.ft



Price: €285,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this splendid three bedroom semi detached family home to the market wonderfully tucked away within Yellow Meadows Park at the end of a quiet cul de sac. Yellow Meadows, a mature and charming development, finds itself within arm's reach of Clondalkin Village along with a wide array of amenities including The Mill Shopping Centre, Clondalkin Leisure Centre and a choice of esteemed primary & secondary schools. Bus routes to and from Dublin City are on your doorstep along with the M50/N7 Road Networks & The Red Cow Luas Terminal merely minutes by car.

Internal living accommodation of c. 940 sq ft comprises of entrance hallway, Kitchen/diner, lounge, three bedrooms and main family bathroom. The low maintenance rear garden comes complete with paving & unique fish pond and block built shed. Interest is sure to be seen from first time buyers and investor alike. Register your interest today to arrange a private viewing!

FEATURES

- BER C1
- c. 940 sq ft
- double glazed windows
- Gas fired central heating
- Fully fitted kitchen
- Ample storage downstairs
- 3 spacious bedrooms
- Low maintenance rear garden
- Unique fish pond
- Block build shed
- Private off street parking
- Highly sought after development
- Within walking distance of Clondalkin Village
- Clondalkin Village M50 & The Luas within arm's reach
- Call Ray Cooke Auctioneers today to arrange a private viewing



ACCOMMODATION



HALLWAY

16'x4" x 1'7" (5.0m x 1.7m)

Tiled flooring, under stairs storage with carpet flooring on the stairs and landing.

LOUNGE

12'7" x 14'7" (3.9m x 4.5m)

Laminate flooring with open fire and access to the rear garden.



KITCHEN

8'2" x 15'7" (2.5m x 4.8m)

Fitted kitchen, tiled flooring with tiled splash back.

BEDROOM 1

10'1" x 12'7" (3.1m x 3.9m)

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



BEDROOM 2

13'4" x 8'8" (4.1m x 2.7m)

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

BEDROOM 3

9'1" x 5'9" (2.8m x 1.8m)

Single bedroom to the front of the property with wooden flooring and storage space.

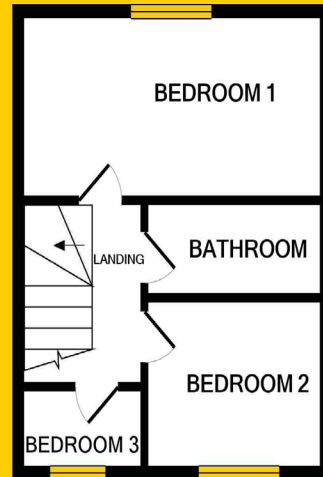
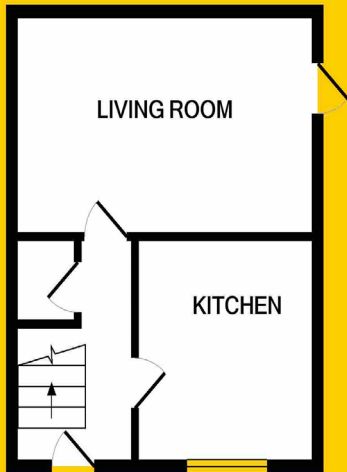


BATHROOM

9'5" x 6'5" (2.9m x 2.0m)

Fully tiled with WC, wash hand basin with extra large shower.





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 1368084**

Alternatively you can send an email to Alanna.tyrrell@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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