

**FOR SALE**

BY PRIVATE TREATY

24 Grangeview Road  
Clondalkin  
Dublin 22  
D22 FK83



Three Bedroom Semi Detached  
c.74.3.sq.m /800sq.ft

**BER** TBC

**Price: €220,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this luxury three bedroom terraced property to the market boasting an idyllic setting tucked away within the peaceful cul de sac of Castlegrange Drive. 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 sunny facing orientation is perfect for summer evenings. The front the garden has off street parking for 2 cars and off street parking is also available. Viewing is highly advised, call Ray Cooke Auctioneers today!!

## FEATURES

- c. 800 sq ft
- 3 BED/ 2BATH
- Superb condition throughout.
- Gas fired central heating
- Double glazed windows
- Open plan kitchen/dining room
- Generous bedrooms
- Master bedroom ensuite
- Peaceful rear garden
- Sought after development in easy reach of Clondalkin Village
- Ideal for 1st time buyers and investors
- Viewing highly advised!.



## ACCOMMODATION



### KITCHEN

17'3" x 9'8" (5.3m x 3m)

Open plan kitchen, fully fitted cabinets, plumbed for all modern appliances, and dinning room area.

### SITTING ROOM

11'1" x 13'7" (3.4m x 4.2m)

Feature fireplace, wooden flooring, double doore to open plankitchen, and TV points.

### BEDROOM 1

11'1" x 9'1" (3.4m x 2.8m)

Double bedroom facing back of the property, built in wardrobes, wooden flooring and ensuit.

### ENSUITE

2'2" x 8'2" (0.7m x 2.5m)

Tiled from floor to ceiling, walk in shower, whb and wc.

### BEDROOM 2

8'8' x 12'1" (2.7m x 3.7m)

Double bedroom, wooden flooring, built in wardrobes, tv point and facing front of garden.

### BEDROOM 3

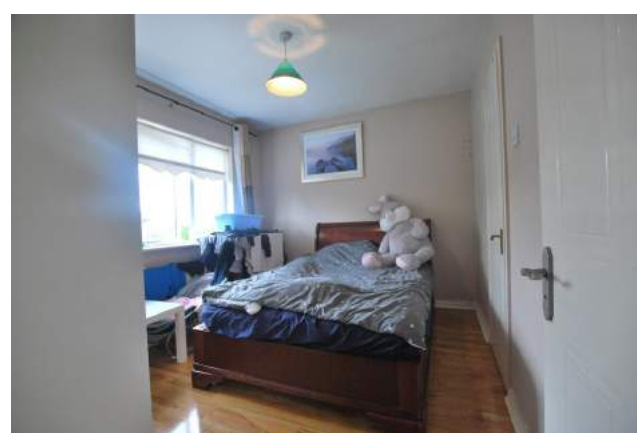
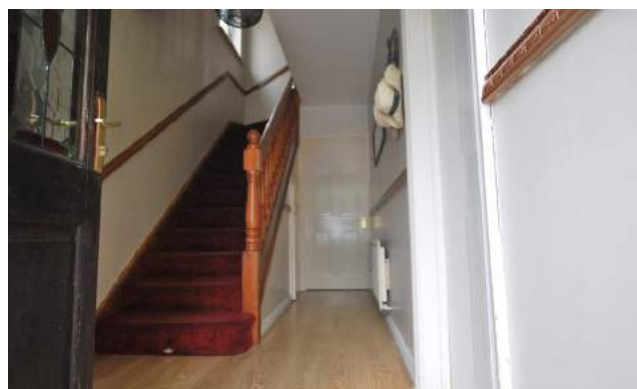
7'5" x 8'5" (2.3m x 2.6m)

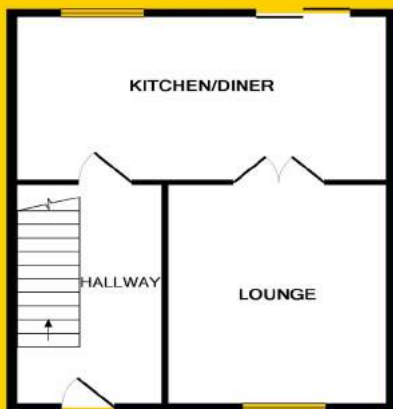
Built in shower tray, tiled to floor and ceiling and fitted wc and wbh.

### FAMILY BATHROOM

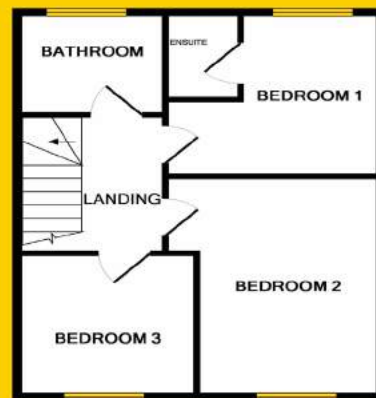
4'2" x 5'9" (1.3m x 1.8m)

Tiled to floor and ceiling, fitted with wc, whb, and bath.





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

Jack Flanagan and he can be contacted on 01 4030720 or 086 7788498.

Alternatively you can send an email to Jack@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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