

FOR SALE

BY PRIVATE TREATY

137 St. Johns Wood West
Clondalkin
Dublin 22



Two Bedroom Bungalow
c.57.6sq.m. /620sq.ft



Price: €250,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing no. 137 St. Johns Wood West to the market boasting an enviable cul de sac position within one of Clondalkin's most mature and sought after developments. The location is second to none as within arm's reach you will find a selection of essential amenities including The Mill Shopping Centre, Clondalkin Leisure Centre, a range of primary & secondary schools and trendy cafes & bars. Within a stone's throw is the picturesque Corkagh Park, one of Dublin's hidden gems, which includes a playground, petting farm and vast green space. Bus routes are found to the front of the development and both the M50 Motorway & The Red Luas Line are merely minutes by car. No. 137 has been completely refurbished and is presented exquisitely throughout.

Living accommodation of c. 620 sq ft comprises of front storm porch, extended lounge, master bathroom, two double bedrooms and kitchen/breakfast room. No stone has been left unturned with every square inch of the property being presented like new. To the rear is a fully landscaped and low maintenance garden, further enhanced with a sunny westerly orientation. "To Be Seen Is To Be Appreciated" - Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 620 sq ft
- BER C3
- Extremely cosy property
- Alarmed
- Completely refurbished throughout
- Upgraded triple glazed windows
- Upgraded front & rear doors
- Gas fired central heating
- Upgraded insulation
- High quality flooring throughout
- Newly fitted bathroom suite with pump shower
- Fully fitted high gloss kitchen
- Landscaped low maintenance rear garden
- Sunny Westerly orientation
- Peaceful cul de sac setting
- Mature and highly sought after location
- Clondalkin Village & Corkagh Park within walking distance
- M50 Motorway & The Luas minutes by car
- STUNNING PROPERTY; VIEWING HIGHLY ADVISED!



ACCOMMODATION

LOUNGE

19'6" x 12'1" (6m x 3.7m)

Storm porch with access to lounge, laminate flooring, large bright window.

INNER HALLWAY

9'1" x 3'9" (2.8m x 1.2m)

Laminate flooring, access to bathroom, two bedrooms and kitchen/breakfast room.

BEDROOM 1

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

Double bedroom, laminate flooring and blinds.

BATHROOM

7'2" x 5'9" (2.2m x 1.8m)

Fully tiled bathroom suite with wc, whb and walk in shower cubicle and skylight.

BEDROOM 2

11'1" x 8'8" (3.4m x 2.7m)

Double bedroom to the rear of the property, laminate flooring and blinds.

KITCHEN

12'1" x 8'5" (3.7m x 2.6m)

Fitted high gloss kitchen, tiled floor and splashback, access to rear.

OUTSIDE FRONT

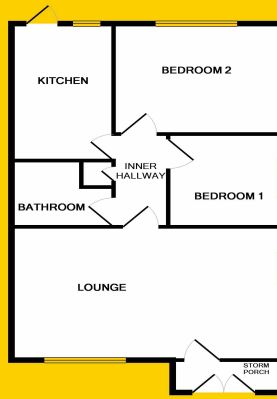
Peaceful cul de sac, garden in lawn with concrete.

OUTSIDE REAR

Landscaped low maintenance rear garden, paving, pebble and artificial green, not overlooked.



FLOOR PLANS



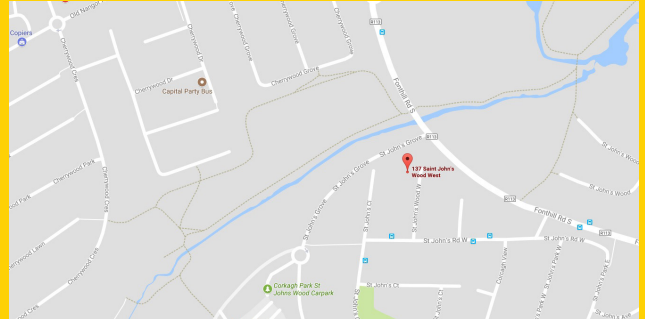
Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix (2021)

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

From Newlands Cross turn at The Maldron Hotel heading towards Clondalkin Village. Proceed by The Topaz Service Station, through the traffic light junction, and onto Fonthill Road. Turn left and follow the road to the right onto St. Johns Road West. Proceed ahead and take the second right turn onto St. Johns Wood West. No. 137 can be found towards the end of the cul de sac on the left hand side.

LOCATION



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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

MORTGAGES

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