

**FOR SALE**

BY PRIVATE TREATY

**64 Cherrywood Drive  
Clondalkin  
Dublin 22  
D22E240**



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



**Price: €289,950**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this pristine three-bedroom semi-detached property to the market in one of Dublin 22's most sought after developments. Cherrywood Drive is constantly in demand due to its central location, within striking distance of Clondalkin Village, The M50 Motorway, the N7 & Liffey Valley Shopping Centre. Transport links abound with bus routes at the entrance to the estate and the red LUAS line within a couple of minutes' drive.

Bright and airy interior living accommodation of c. 800 sq. ft. comprises of entrance hall, lounge, kitchen/dining room, three large bedrooms and fully tiled main family bathroom. The front is also extremely well maintained and provides ample parking space. Located at the end of a quiet cul de sac, No. 64 is presented in excellent condition throughout and boasts gas fired central heating, new floors and carpet and ample storage space. Sure, to appeal to 1st time buyers looking to make that step onto the property ladder. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- BER – C3
- c. 800 sq. ft.
- Gas Fired Central Heating
- Recently renovated
- Ample storage off kitchen
- 3 large bedrooms
- New floors and carpet
- Newly fully tiled bathroom
- XL private rear garden
- Ample parking to the front
- Fully alarmed with a monitored system
- Super Location
- Within walking distance of Clondalkin Village
- Call Ray Cooke Auctioneers today!



## ACCOMMODATION



### HALLWAY

4'2" x 14'1" (1.3m x 2.3m)

Laminate flooring with access to the living room, kitchen, stairs and landing.

### LOUNGE

12'1" x 14'1" (3.7m x 4.3m)

Laminate flooring with electric fire, fitted units and access to the kitchen and dining area.

### KITCHEN

11'8" x 15'4" (3.6m x 4.7m)

Tiled flooring with fitted kitchen, dining area with access to the rear garden.



### STORAGE ROOM

5'9" x 3'2" (1.8m x 1.0m)

Large storage room located in the kitchen, tiled flooring with washing machine.

### BEDROOM 1

10'1" x 9'8" (3.1m x 3.0m)

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



### BEDROOM 2

10'4" x 6'8" (3.2m x 2.1m)

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

### BEDROOM 3

10'4" x 6'8" (3.1m x 2.1m)

Single bedroom to the front of the property with laminate flooring.

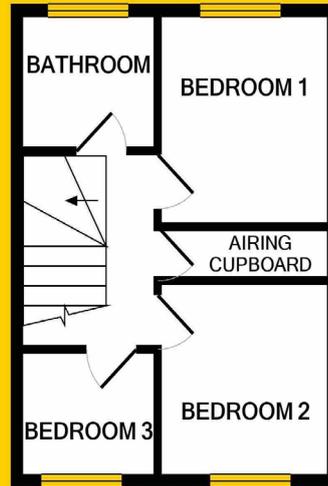
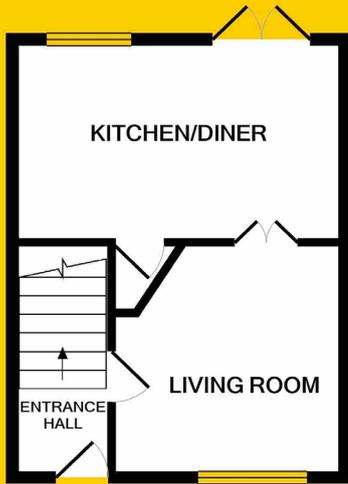


### BATHROOM

5'5" x 8'2" (1.7m x 2.5m)

Fully tiled with WC, wash hand basin and triton 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 0606879**

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



## MORTGAGES

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For further information or advice, please call:  
**01 40 30 720**

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