

FOR SALE

BY PRIVATE TREATY

22 Castlegrange Drive
Clondalkin
Dublin 22



Three Bedroom Semi Detached
c.81.3sq.m. /875sq.ft



Price: €185,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning three bedroom semi detached 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. 875 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms(2 double/1 single), main family bedroom and master bedroom ensuite. Internally, the property is ready to walk in and to the rear of the property you will find a breathtaking garden which is not overlooked. Viewing is highly advised, call Ray Cooke Auctioneers today!

FEATURES

- c. 875 sq ft
- Clean condition throughout
- Gas fired central heating
- Double glazed windows
- Open plan kitchen/dining room
- Generous bedrooms
- Master bedroom ensuite
- Extra-large rear garden
- Peaceful cul de sac setting
- Sought after development in easy reach of Clondalkin Village
- Ideal for 1st time buyers and investors
- Viewing highly advised!



ACCOMMODATION

HALLWAY

14'7" x 5'5" (4.5m x 1.7m)

Beech flooring, access to lounge and kitchen/dining room and understairs storage.

LOUNGE

17'3" x 10'1" (5.3m x 3.1m)

Beech flooring, feature fireplace, gas fire and venetian blinds.

KITCHEN/DINING

17'3" x 10'1" (5.3m x 3.1m)

Tiled floor and splashback, fitted kitchen, double doors to lounge and sliding doors to rear.



BEDROOM 1

11'4" x 9'5" (3.5m x 2.9m)

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

BEDROOM 2

11'8" x 10'4" (3.6m x 3.2m)

Double bedroom to the front of the property, carpet to floor and built in wardrobes.



BEDROOM 3

8'8" x 7'8" (2.7m x 2.4m)

Single bedroom to the front of the property, laminate flooring, and built in wardrobes.

BATHROOM

6'2" x 5'9" (1.9m x 1.8m)

Fully tiled bathroom fitted with w.c, whb and bath.



OUTSIDE FRONT

Concrete driveway with side lawn area.

OUTSIDE REAR

Extra large rear garden, walled, not overlooked, in lawn.



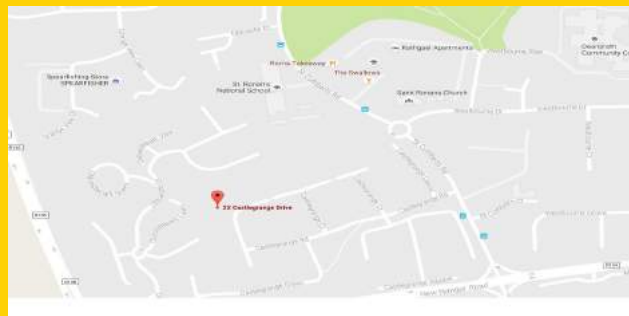
DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road at the next main roundabout turn left. Proceed along the Nangor Road and at the 2nd traffic light junction turn right. Take your 1st left turn into Castlegrange and follow the road as it veers right onto Castlegrange Drive. No. 22 can be found on the left hand side.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

Ray Cooke
Financial Services Ltd

For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email sean@raycooke.ie

CLONDALKIN

(Head Office) 3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720

F +353 (0)1 40 30 760

E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght, Dublin 24

T +353 (0)1 45 99 288

F +353 (0)1 40 30 760

E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure, Dublin 6W

T +353 (0)1 68 75 800

F +353 (0)1 40 30 760

E terenure@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.