

FOR SALE

BY PRIVATE TREATY

**7 St. Johns Green
Clondalkin
Dublin 22
D22E866**



Three Bedroom End Bungalow
c 111.5sq.m. /1200sq.ft.

BER TBC

Price: €285,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are thrilled to present this magnificent three bedroom semi detached bungalow to the market ideally positioned on St. Johns Green, Dublin 22. This picturesque location is ever sought after for a number of reasons. Clondalkin Village and its vast array of essential amenities are all within walking distance, bus routes/The M50 Motorway/The N7 and The Luas are all very easily accessible, and the award winning Corkagh Park is found within arm's reach.

No. 7 has been heavily extended throughout and living accommodation of c. 1,200 sq ft comprises of front porch, lounge, open plan kitchen/dining room, three double bedrooms, main family bathroom and master bedroom ensuite. The garage to side is ideal for storage or could be easily converted into further living space. There is a wealth of space, not only internally but also externally, and outside you will find a large driveway with ample parking space, a most generous low maintenance rear garden, and an additional XL gated side space. A truly unique proposition that will appeal to a wide range of purchasers - Early viewing is highly advised!

FEATURES

- c. 1,200 sq ft
- Heavily extended
- Double glazed windows
- Oil fired central heating
- Well presented throughout
- 3 double bedrooms
- Bathroom & ensuite
- Open plan kitchen/dining room
- Gated driveway with ample off street parking
- Extra large gated side space
- Additional side garage
- Overlooking Corkagh Park
- Low maintenance rear garden
- Not overlooked to rear
- Block storage shed
- Highly sought after location
- No. 69 bus route on your doorstep
- Clondalkin Village within walking distance
- The Luas, N7 & M50 motorway within minutes by car
- The award winning Corkagh Park within a short stroll
- Ideal for both 1st time buyers and clients downsizing



ACCOMMODATION

FRONT

Not overlooked, over looking Corcagh Park, concrete driveway, side lawn garden and XL double gated side access with garage.

ENTRANCE HALL

Extended front porch gives way to lounge.

LOUNGE

18" x 13'4" (5.5m x 4.1m)

Carpet to floor, feature fireplace and access to inner hallway.

INNER HALLWAY

Access to bedroom, bathroom storage room and kitchen/dining.

KITCHEN/DINING

15'7" x 1" (5m x 5m)

Extended kitchen/diner, tiled floor, fitted L-shaped kitchen, access to 2 bedrooms, sliding door to rear.

BATHROOM

6'5" x 5'9" (2.2m x 1.8m)

Fully tiled fitted with wc whb and shower.

BEDROOM 1

14'4" x 9'1" (4.4m x 2.8m)

Double bedroom with carpet flooring and built in wardrobes.

BEDROOM 2

14'4" x 10'4" (4.4m x 3.2m)

Double bedroom with carpet flooring, built in wardrobes and access to ensuite.

BEDROOM 3

10'4" x 9'5" (3.2m x 2.9m)

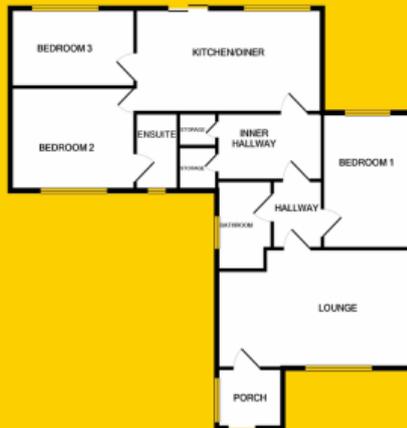
Double bedroom with carpet.

REAR

Not overlooked, sunny south easterly orientation, block built shed and access to garage.



FLOOR PLANS



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 40 30 720 or 087 136 8084.

Alternatively you can send an email to Ross@raycooke.ie and he will contact you in due course.



MORTGAGES

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For further information or advice, please call:
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