

FOR SALE

BY PRIVATE TREATY

5 Oak Downs
Clondalkin
Dublin 22
D22 VX37



Two Bedroom Mid Terrace
c.79.sq.m /850sq.ft

BER TBC

Price: €245,000

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DESCRIPTION

RAYCOOKEAUCTIONEERSaredelightedtopresentthisSTUNNING two bedroom mid-terraced property with the advantage of a LARGE ATTIC CONVERISION (currently in use as a 3rd bedroom) to the market located in the highly sought after Oak Downs, Clondalkin, D22. The location is next to none as within walking distance you will find local shops and leisure facilities, Clondalkin Village and Corkagh Park. A mere two minute drive away you will also find The Red Cow Luas Stop and the M50 motorway.

Bright and spacious living accommodation comprises of, entrance hall, lounge, kitchen/dinning with access to the garden, two bedrooms, a NEWLY FITTED main family bathroom and a LARGE ATTIC CONVERISION currently is use as a 3rd bedroom. The property also comes with a west facing garden to the rear and ample parking to the front. No.5 comes to the market in turnkey condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features including gas fired central heating, front drive way and a WEST FACING rear garden- to name but a few! Early viewing is highly advised to appreciate the sheer quality on offer behind the door of this superb family home, call Ray Cooke Auctioneers today!

FEATURES

- c. 850 sq. ft.
- BER TBC
- IMMACULATELY presented throughout
- FIRST TIME BUYERS DREAM
- 2 BED / 1 BATH
- LARGE ATTIC CONVERISION
- Gas fired central heating
- Exclusive development
- Every conceivable amenity within walking distance
- M50 & N7 within two minutes' drive
- Viewing highly advised!



ACCOMMODATION

HALL

Entrance hall with carpet to stairs and landing, access to lounge.

LOUNGE

Bright lounge to the front of the property with laminate flooring and feature fireplace.

KITCHEN

Fully fitted kitchen with eye and floor level units, laminate flooring, dining room and access to rear garden.

BEDROOM 1

Double room to the front of the property with laminate flooring and built in wardrobes.

BEDROOM 2

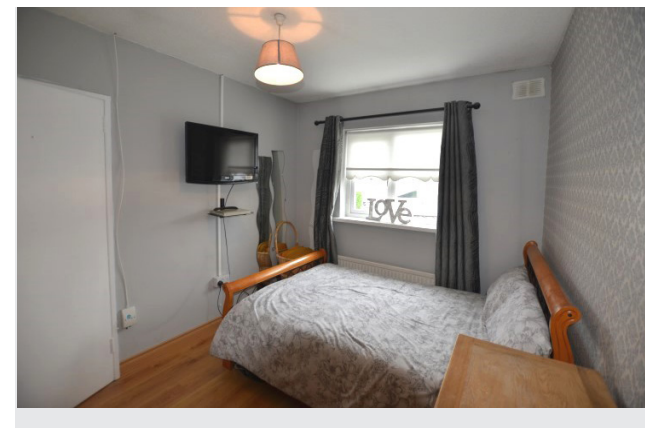
Double room to the rear of the property with laminate flooring and built in wardrobes.

ATTIC

LARGE ATTIC CONVERSION currently is use as a 3rd bedroom with laminate flooring.

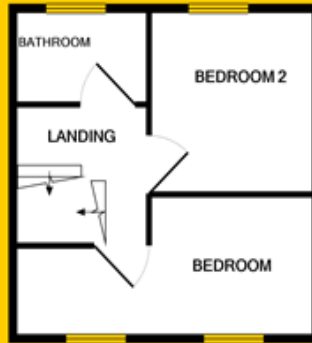
BATHROOM

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





GROUND FLOOR



1ST FLOOR



2ND 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

Conor Clarke and he can be contacted on **01 9089300** or **086 8371963**

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



MORTGAGES

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For further information or advice, please call:
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