

FOR SALE

BY PRIVATE TREATY

**30 Bushfield Lawns
Clondalkin
Dublin 22**



Five Bedroom Semi Detached
c.162.6.sq.m. / 1750sq.ft.



Price: €385,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning extended five bedroom semi detached family home with side garage to the market tucked away on the tree lined cul de sac of Bushfield Lawns, Clondalkin. Arguably one of Dublin 22's most sought after addresses; Bushfield is located on the fringe of Clondalkin Village and finds a wealth of amenities on its doorstep including local shops, The Mill Shopping Centre, primary & secondary schools, bars & restaurants, and leisure facilities. On a transport note you will find a host of bus routes to the front of the development along with the N7, M50 motorway and The Luas all accessible within minutes by car.

Most spacious, light filled interior living accommodation of c. 1,750 sq ft comprises of entrance hallway, sizeable lounge, guest wc, kitchen with separate utility room, dining room, five generous bedrooms, main family bathroom and the master bedroom ensuite. The property also has the added bonus a garage to the side with a small bar at the rear. No. 30 is presented in no less than pristine condition throughout having been lovingly cared for by its current owner. The extended living space is perfectly suited to a growing family and the cul de sac position is worth its weight in gold. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,750 sq ft
- Additional front porch
- Double glazed windows
- Gas fired central heating
- Very generous lounge
- Fitted kitchen with utility room
- Extended above Garage
- Five good sized bedrooms
- Fully tiled bathroom suite
- BER D1
- South/West Facing rear garden
- Perfect family home
- Mature and sought after development
- Peaceful cul de sac
- Ideally located on the fringe of Clondalkin Village
- A wide array of amenities found within walking distance
- N7, M50 Motorway and The Luas found within minutes
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

6'8" x 16'7" (2.1m x 5.1m)

Timber flooring, front porch, guest wc, access to lounge and kitchen.

LOUNGE

19'6" x 11'8" (6.0m x 3.6m)

Timber flooring, large bright lounge, feature open fireplace with double doors to dining.

DINING

13'1" x 9'5" (4.0m x 2.9m)

Timber flooring, sliding doors to garden, access to kitchen, double doors to lounge.

KITCHEN

8'5" x 20'3" (2.6m x 6.2m)

Fully fitted kitchen, tiled flooring with access to rear garden lounge and utility room.

BEDROOM 1

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

Single room to the front of the property, laminate flooring with built in wardrobes.

BEDROOM 2

8'8" x 9'5" (2.7m x 2.9m)

Single room to the rear of the property, laminate flooring with built in wardrobes.

BEDROOM 3

8'8" x 10'4" (2.7m x 3.2m)

Double room to the rear of the property, carpet flooring with built in wardrobes.

BEDROOM 4

16'0" x 9'5" (4.9m x 2.9m)

Double room to the front of the property, laminate flooring, en-suite with built in wardrobes.

BEDROOM 5

7'5" x 13'7" (2.3m x 4.2m)

Double room to the front of the property, timber flooring.

BATHROOM

7'8" x 7'2" (2.4m x 2.2m)

Fully fitted bathroom, fully tiled, wc, whb and bath.



FLOOR PLAN



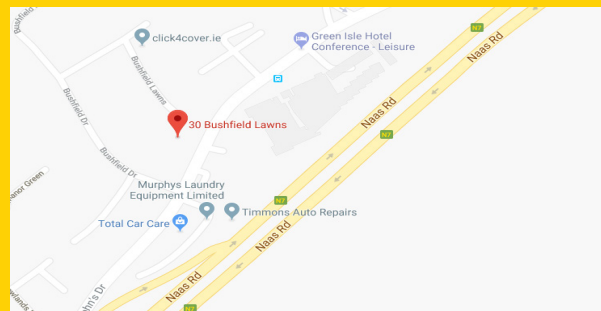
DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross Maldron Hotel. Continue along the Fonthill Road and at the second set of traffic lights turn left onto the Boot Road. Continue straight ahead and take your last right turn just before the Naas Road. Proceed ahead, passing the Green Isle Hotel and turn right into Bushfield. Turn right and right again onto Bushfield Lawns.

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

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

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

MORTGAGES

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



For further information or advice, please call:
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