

**FOR SALE**

BY PRIVATE TREATY

**65 James Connolly Park  
Clondalkin  
Dublin 22  
D22HK82**



Three bedroom End of Terrace  
c. 77.1 sq.m / 829.9 sq.ft



**Price: €229,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this very well located 3 bedroom family home to the market on James Conolly Park Avenue, Clondalkin, Dublin 22. This home is nicely located in a cul de sac within this mature settled estate. This area is extremely popular and in demand with families as its located within arms reach of local schools, shops and popular transport routes such as the M50 N7. This property is the perfect family home and is situated on a lovely quite cul de sac. Internal living accommodation comprises of entrance hallway with Lounge area, kitchen, with living space, along with master bath and 3 large Double bedrooms. Viewing is highly advised! Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

Additional Features

C. 830Sqft

BER E2

3 spacious bedrooms

Abundance of storage throughout the home

Located in quite cul de sac

Gas fired central heating

Garden to rear of property with block shed

Host of local amenities

Sought after development - Mature & peaceful surroundings

Large off street parking access

Bus routes to city centre close by

Easy Access to N7/ N81 & M50

Early viewing is a must

Call Ray Cooke Auctioneers today!!



## ACCOMMODATION

### HALLWAY

10'1' x 5'8" (3.1m x 1.79m)

Tiled floor.

### LOUNGE

13'3' x 9'7" (4.06m x 2.98m)

Laminate floor

### KITCHEN/DINER

19'3" x 10'5' (5.9m x 3.2m)

Tiled floor, fitted kitchen, gas fire, tiled in kitchen  
laminate floor in lounge space.

### BEDROOM 1

13'1' x 8'7" (4m x 2.66m)

Carpet floor.

### BEDROOM 2

9'8' x 7'2" (3m x 2.2m)

Carpet floor.

### BEDROOM 3

7'8' x 4" (2.1m x 3.26m)

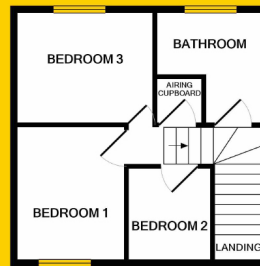
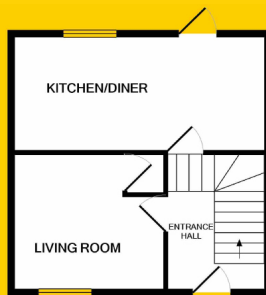
Carpet floor.

### BATHROOM

7'5" x 6'0' (2.3m x 1.8m)

Shower, wc, wash hand basin tiles to wall, laminate  
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

Alanna Tyrrell and she can be contacted on 01 4030720 or 0860606879

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:  
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