



3 Quarryfield Court,
Newlands, Clondalkin,
Dublin 22
D22 R252




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65q.m

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 www.jpmdoyle.ie

For Sale by Private Treaty

DESCRIPTION

J.P. & M. Doyle are delighted to offer this newly renovated two bedroom mid-terraced home to the market. This property is secured within a gated community, allowing residents to access their property via pedestrian gate or the main gate for vehicles. The property features a small yet mature garden landscape to the front. The gardens are exceptionally clean and well maintained. This two storey residence is c. 65 square metre in size. The entrance hall leads to a bright cosy sitting room with an electric fire and surrounding fireplace. The kitchen is located to the rear of the property with a fully fitted kitchenette unit and has a patio door to the rear terrace. Ample car parking is provided to the rear of the property. There is also a guest bathroom downstairs. Upstairs accommodation comprises of two double bedrooms and a main bathroom. Both bedrooms are fully fitted with wardrobes and a window over looking the garden view. The main bathroom comes with a tiled floor, W.H.B., W.C., bath/shower and built in storage cupboard. This property is in excellent condition and ideal for a first time buyer or someone looking to downsize.

ACCOMMODATION:

Porch 1.18m (3'10") x 1.13m (3'8") Tiled Floor, Glass Panel Door

Sitting Room 3.75m (12'4") x 4.72m (15'6") Fireplace, Blinds, Wooden Floor, Coving

Guest W.C. 1.32m (4'4") x 0.09m (4") Tiled Floor, W.C., W.H.B.

Kitchen 3.71m (12'2") x 3.15m (10'4") Fitted Kitchen Unit, Tiled Floor, Washing machine, Oven, Fridge/Freezer, Patio door to rear

Bedroom 1 3.75m (12'4") x 3.02m (9'11") Fitted Wardrobes, Blinds, Wooden Floor

Hall 3m (9'10") x 1m (3'3") Carpet

Bathroom 2.66m (8'9") x 1.07m (3'6") Tiled Floor, Bath/Shower, W.C., W.H.B.

Bedroom 2 2.07m (6'9") x 3.75m (12'4") Fitted Wardrobes, Wooden Floor



Situated in the suburban village of Clondalkin, this residence is in a prime location, close yet secluded and sheltered from the city's hustle and bustle. Clondalkin village, just a short walk away, has many amenities such as shops, schools, eateries, coffee shops and churches. Liffey Valley shopping centre is only a ten-minute drive away. Situated just 10 kilometres from Dublin City centre, the property is within easy commute of other surrounding areas such as Citywest, Tallaght and Naas. For the avid golf enthusiast, Newlands Golf Club is only a five-minute drive away. This property has excellent access to many transport routes, including M50, N7, Luas Red Line and all major bus routes allowing you to seamlessly connect with the city centre and beyond.







VIEWING:

BY APPOINTMENT ONLY.

BER:

C1

PRICE REGION:

€289,000



JP&M
DOYLE

Established. 1952

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