

FOR SALE

BY PRIVATE TREATY

8 Castlegrange Lawn
Clondalkin
Dublin 22
D22 RH56



Three Bedroom Semi Detached
c.93.8sq.m. /1,010sq.ft.



Price: €245,000

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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this magnificent three bedroom semi detached property with sun room to the market boasting an idyllic cul de sac position within the prestigious Castlegrange development. Tucked away just off the New Nangor Road you will find Grange Castle Business Park & Liffey Valley Shopping Centre very easily accessible, Clondalkin Village & The M50 Motorway within easy reach, along with a variety of local shops, schools and sports facilities all found within a stone's throw.

Internal living accommodation of c. 1,010 sq ft comprises of entrance hallway, lounge, kitchen/dining room, additional rear sun room, three bedrooms, main family bathroom and master bedroom ensuite. No. 8 is a stunning example of a beautifully maintained family home and is found in no less than turn-key condition. The rear sun room adds a whole new dimension to the property and is perfect for a growing family. The front of the property is not overlooked and the quaint cul de sac is ideal for child's play with minimal passing traffic. The low maintenance rear offers a block shed ideal for storage and an enviable south westerly orientation attracting the sunshine throughout the day. Early interest is guaranteed - Viewing highly advised!

FEATURES

- c. 1,010 sq ft
- BER D1
- Alarmed
- Gas fired central heating
- Double glazed windows
- Pristine condition throughout
- Fitted shaker style kitchen
- Cosy lounge with walled fire
- Additional rear sunroom
- Fully tiled bathroom suite
- Master bedroom ensuite
- Ample wardrobe space upstairs
- Low maintenance rear garden
- Block built shed ideal for storage
- Sunny south westerly orientation
- Not overlooked to front
- Idyllic cul de sac setting
- Tucked away just off New Nangor Road
- A host of bus routes & Clondalkin Village within arm's reach



ACCOMMODATION

ENTRANCE HALL

14'1" x 5'5" (4.3m x 1.7m)

Laminate flooring, carpet to stairs and landing, understairs storage, access to lounge and to kitchen/dining area.

LOUNGE

13'7" x 11'1" (4.2m x 3.4m)

Timber flooring, feature walled fireplace and double doors to kitchen.

KITCHEN/ DINING ROOM

17'3" x 10'4" (5.3m x 3.2m)

Laminate flooring, I-shaped shaker style kitchen, tiled to splashback and sliding door to sunroom.



SUNROOM

14'4" x 8'8" (4.4m x 2.7m)

Laminate flooring and access to rear garden.

BEDROOM 1

9'5" x 9'1" (2.9m x 2.8m)

Double bedroom to the rear of the property, laminate flooring, wall of built in wardrobes and access to ensuite.



BEDROOM 2

12'4" x 10'4" (3.8m x 3.2m)

Double bedroom to the front of the property, laminate flooring and built in wardrobes.

BEDROOM 3

8'8" x 7'8" (2.7m x 2.4m)

Single bedroom to the front of the property, laminate flooring and built in wardrobes.



BATHROOM

6'2" x 5'9" (1.9m x 1.8m)

Fully tiled bathroom suite fitted with w.c, whb and bath with triton shower.

OUTSIDE FRONT

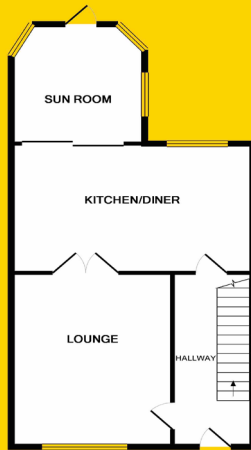
Concrete driveway, side lawn garden and not overlooked.

OUTSIDE REAR

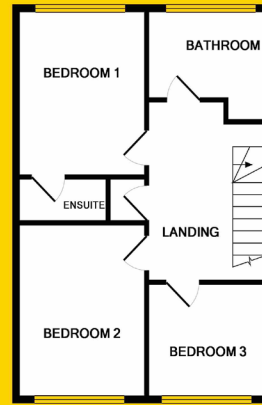
Low maintenance decked and paved and loose stone areas and sunny westerly orientation.



FLOOR PLANS



GROUND FLOOR



1ST 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

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.



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