

FOR SALE

BY PRIVATE TREATY

**124 Floraville Avenue
Clondalkin
Dublin 22
D22XP65**



Three Bedroom Semi Detached
c.115 Sqm



Price: €395,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this three bedroom semi detached property to the market within one of Dublin 22's most sought after locations. Floraville is a mature and settled development, highly sought after throughout the years, and is located in the heart of Clondalkin Village with local shops, shopping centres, churches, schools and leisure facilities only a short stroll away. Also within a stone's throw you will find a number of bus routes, the N7, the M50 Motorway and The Red Cow Luas Stop.

Internal living accommodation comprises c. 115 sqm, entrance hallway, lounge, kitchen/dining room, three bedrooms and main family bathroom, the property boasts an extra-large attic conversion currently in use as 4th bedroom along with a landscaped picturesque rear garden including block built shed.

No. 124 is presented in no less than turn key condition, ready to become the ideal family home, the property has a magnificent rear garden, and comes with an extra-large attic conversion - so it is completely versatile for family living.

Interest is sure to be seen from a range of first time buyers and growing families trading up - Register your interest today to arrange a private viewing.

FEATURES

- Gas fired central heating
- BER - D1
- c. 115 sqm
- Generous room proportions throughout
- Ample parking to the front
- Large block built shed (currently in use as a home gym)
- Prestige development
- Ideally positioned in the heart of Clondalkin Village
- Within walking distance of all local amenities
- Within a stone's throw of the Luas line
- N7 & M50 motorway within easy reach
- Prime for first time buyers and clients trading up
- Called today to arrange a private viewing!



ACCOMMODATION



HALLWAY

Laminate flooring with access to the lounge and kitchen area.

LOUNGE

Carpet flooring, featured fireplace.

KITCHEN / DINING ROOM

Tiled flooring with splashback and access to the rear of the property.



BEDROOM 1

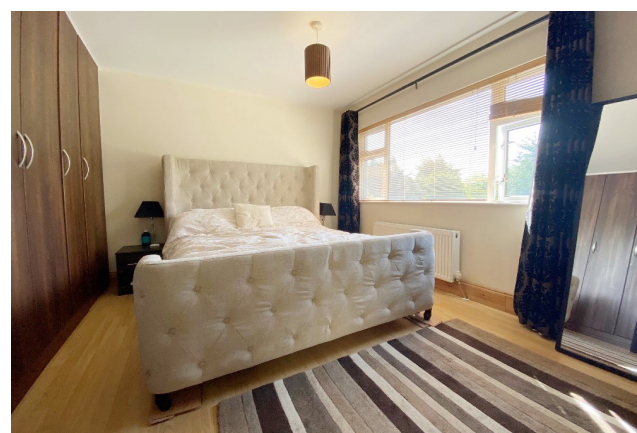
Single bedroom to the front of the property with laminate flooring.

BEDROOM 2

Double bedroom to the front of the property with carpet flooring.

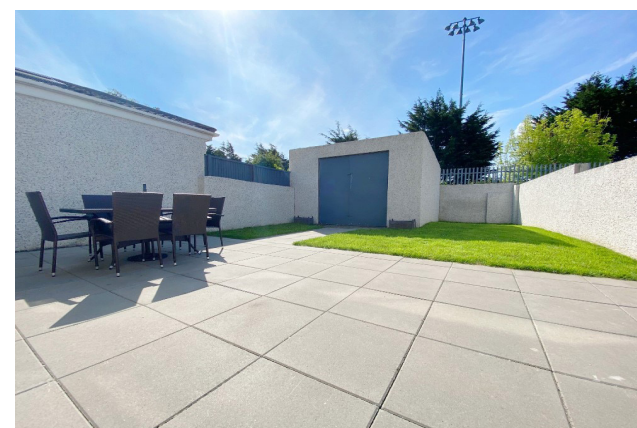
BEDROOM 3

Double bedroom to the front of the property with fitted wardrobes.



BATHROOM

Tiled bathroom fitted with WC, wash hand basin, bath with shower.



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 086 0606879

Alternatively you can send an email to
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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