

FOR SALE

BY PRIVATE TREATY

**26 Pinewoods
Clondalkin
Dublin 22
D22 F9W2**



Three Bedroom Semi Detached
c.92.9q.m /1000.sq.ft

BER TBC

Price: €275,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this STUNNING three bedroom family home to the market located in the highly sought after cul de sac of Pinewoods, Dublin 22. The location is next to none as within walking distance you will find local shops and leisure facilities, Clondalkin Village and Corkagh Park. A mere two minute drive away you will also find The Red Cow Luas Stop and the M50 motorway. Bright and spacious living accommodation of c 1000 sq ft (92 sq m) comprises of entrance hall, lounge, kitchen dining room, three bedrooms (two double & one single), master ensuite and main family bathroom. Double doors from the kitchen dining room lead onto a sunny courtyard which is not overlooked and a large rear annex of c.30 m sq which would be absolutely ideal to suit the needs of a growing family. To the front you have ample parking for multiple cars and a large green area which is ideal for children to play. No. 26 is the ULTIMATE family home and is sure to be popular with first time buyers or those trading up. The long list of additional extras includes top quality fixtures and fittings, fully tiled bathrooms and plenty of built in storage. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- C. 1000 sq.ft
- Pristine condition throughout
- Turn key family home
- Top quality fixtures and fittings
- Large rear annex perfect for a growing family
- Adjacent to Corkagh Park
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Double glazed windows throughout
- Cul de sac positioning
- Overlooking a green area
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- The ULTIMATE family home
- Viewing highly advised



ACCOMMODATION

KITCHEN/DINING

11'05"x16'7" (3.37mx5.1m)

Top quality laminate floor, tiled splashback. Floor and eye level units, double doors to the rear, top quality intergrated appliances. Space for table and chairs.



LOUNGE

10'82"x18'37" (3.3mx5.6m)

Top quality floor, open fire with stylish surround. Top quality blinds, curtians and light fitting. Double doors to kitchen.

SELF CONTAINED UNIT

16'7"x16'7" (5.1mx5.1m)

Top quality windows and immaculately presented.

BEDROOM 1

9'84"x9'84" (3mx3m)

Single room to the front of the property, built in wardrobes and top quality blinds and curtains.



BEDROOM 2

8'2"x11'15" (2.5mx3.4m)

Double room to the front of the property, built in wardrobes, top quality blinds and curtains.

BEDROOM 3

13'28"x10'33" (4.05mx3.15m)

Double room to the rear of the property. Built in wardrobes, top quality carpet, blind and curtains. Access to ensuite.

ENSUITE

6'8"x5'7" (2.1mx1.15m)

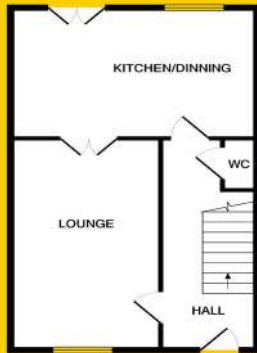
Fitted bathroom suite. Wc, whb and shower. Window and top quality blind.



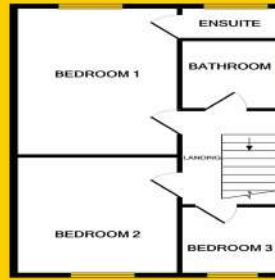
BATHROOM

Fitted bathroom suite with fitted bath whb and wc.





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

James Dronoy and he can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
01 40 30 720

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22
T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole
Shopping Centre,
Rathcoole, Co Dublin
T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24
T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W
T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11
T +353 (0)1 54 11 455
E finglas@raycooke.ie



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