

FOR SALE

BY PRIVATE TREATY

64 Neilstown Drive
Clondalkin
Dublin 22
D22 HX47



Three Bedroom End Of Terrace
c.85sq.m. /915sq.ft.

BER TBC

Price: €199,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent three bedroom end of terrace property with side garage to the market boasting an idyllic setting overlooking green space on Neilstown Drive, Dublin 22. Within easy reach you will find local shops, schools and a choice of bus routes along with Liffey Valley Shopping Centre, Clondalkin Village and The M50 Motorway all found only minutes by car.

Interior living accommodation of c. 915 sq ft comprises of entrance hallway, lounge, open plan kitchen/dining room, three bedrooms(2 double/1 single) and main family bathroom. No. 64 is immaculately presented throughout having been lovingly cared for by its current owner. It is not overlooked at the front and the manicured rear garden is a generous size; perfect for outdoor entertaining or child's play. It is topped off with the side garage which is currently used for storage along with a rear workshop area but is prime for conversion (subject to any necessary planning permission). Absolutely ideal for first time buyers, early interest is guaranteed. Call Ray Cooke Auctioneers today to register your interest.

FEATURES

- c. 915 sq ft
- Alarmed
- Immaculate condition throughout
- uPVC double glazed windows and doors
- Oil fired central heating (new upgraded boiler)
- Modern L-Shaped fitted kitchen
- Fully tiled bathroom suite
- Good sized bedrooms
- Garage to side with rear workshop
- Overlooking green area
- Peaceful cul de sac setting
- A choice of local shops & schools within walking distance
- Within easy reach of Liffey Valley Shopping Centre & Clondalkin Village
- Ideal for first time buyers
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

16'7" x 5'9" (5.1m x 1.8m)

Entered through storm porch, laminate flooring and carpet to stairs and landing.

LOUNGE

14'1" x 11'4" (4.3m x 3.5m)

Laminate flooring and venetian blinds.

KITCHEN/ DINING ROOM

17'7" x 10'1" (5.4m x 3.1m)

Located to the rear of the property, fitted kitchen, tiled to floor and splashback, access to utility room and sliding door to rear garden.



GARAGE

31'1" x 8'5" (9.6m x 2.6m)

Two sections, first section housing car, rear section in use as work shop and housing boiler.

BEDROOM 1

11'8" x 10'8" (3.6m x 3.3m)

Double bedroom to the rear of the property, carpet to floor and venetian blinds.



BEDROOM 2

12'7" x 9'8" (3.9m x 3m)

Double bedroom to front of the property, carpet to floor and venetian blinds.

BEDROOM 3

9'8" x 7'8" (3m x 2.4m)

Single bedroom to the front of the property, carpet to floor and venetian blinds.



BATHROOM

6'5" x 5'5" (2m x 1.7m)

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

OUTSIDE FRONT

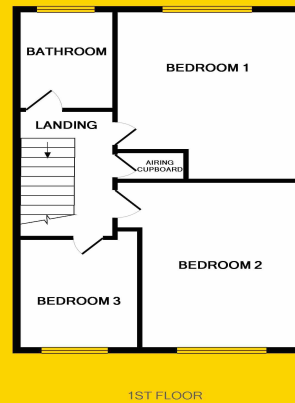
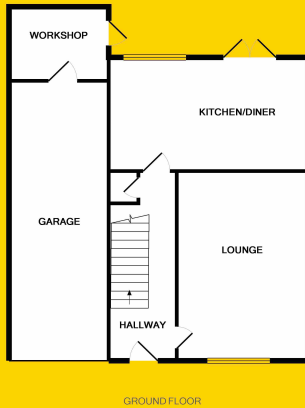
Walled and gated entrance, low maintenance concrete driveway.

OUTSIDE REAR

Manicured rear garden, lawn and paved areas and trees and planting.



FLOOR PLANS



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.



MORTGAGES

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For further information or advice, please call:
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