

FOR SALE

BY PRIVATE TREATY

**7 St John's Park West
Clondalkin
Dublin 22
D22Y8N6**



Three Bed Semi Detached
c. 92.9 sq.m / 1,000 sq.ft

BER TBC

Price: €315,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic spacious 3 bedroom semi €" detached property to the Market in Clondalkin. Ideally located tucked away in the highly sought after St. Johns Park West Development, a hugely popular location and one of Clondalkin€TM finest areas to live.No.7 is one of the finest family homes to come to the market in St. Johns Park West! This superb development is located within walking distance to Clondalkin Village and every conceivable local amenity can be found close by including shops, restaurants, schools, Corkagh Park on your doorstep, the location is truly next to none.Bright and spacious living accommodation comprises of entrance hall, lounge, beautifully designed open plan Kitchen and dining-room. Upstairs you have three spacious bedrooms and a family bathroom. To the rear of the property is a large sunny rear garden with a well maintained Shed.No. 7 boasts an ideal opportunity for a family to acquire the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

BER €"TBC
C. 1000 sqft
Magnificent property
Alarmed
Double Glazed Windows
Signature Inframe Kitchen
3 bed / 1 bath
Sough after development
PERFECT FAMILY HOME
Mature & peaceful surroundings
Gas fired central heating
Ample off street parking
Easy Access to M50, M7 and N81



ACCOMMODATION

HALLWAY

12'4" x 6'5" (3.7m x 2.0m)

Laminate floor, access to lounge, stairs and kitchen.

LOUNGE

12'6" x 13'7" (3.8m x 4.2m)

Open fire, access to hall, kitchen.

KITCHEN

18'7" x 13'5" (5.7m x 4.1m)

Signature inframe kitchen, Belling range cooker, tiles to floor and storage.

LANDING

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

Carpet stairs

BEDROOM 1

12'1" x 14'4" (3.7m x 4.4m)

Built in wardrobes, laminate floor.

BEDROOM 2

11'4" x 10" (3.5m x 3.0m)

Laminate floor.

BEDROOM 3

10'1" x 8'5" (3.1m x 2.6m)

Built in wardrobe, laminate floor.

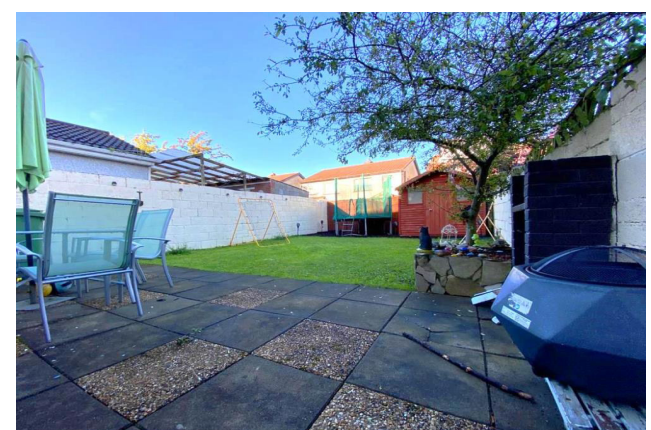
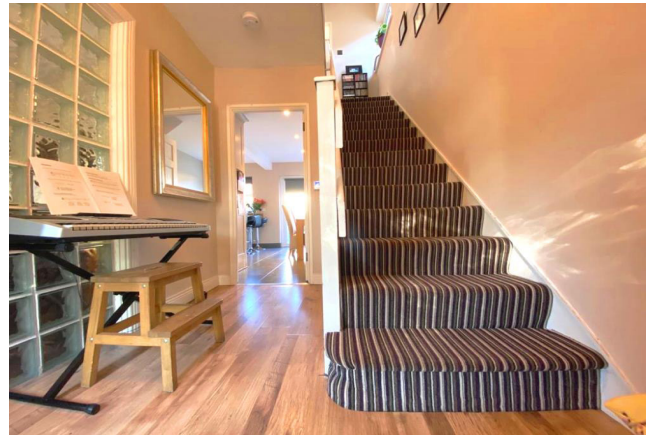
BATHROOM

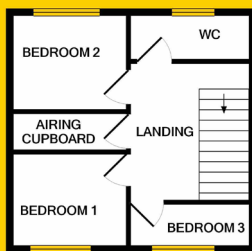
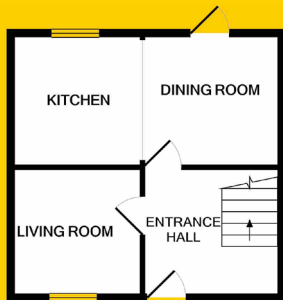
6'9" x 7'2" (2.1m x 2.2m)

Tiled floor and walls, wc, wash hand basin, bath & triton shower.

REAR GARDEN

Patio area, shed, double doors to garden.





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 0860606879

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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