

FOR SALE

BY PRIVATE TREATY

14 Floraville Lawn
Clondalkin
Dublin 22



3 Bedroom Semi Detached
c.117.1sq.m. /1,260sq.ft

BER TBC

Price: €319,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this absolutely stunning three bedroom semi detached property to the market on Floraville Lawn, Dublin 22. With an idyllic cul de sac position within one of Clondalkin's most sought after developments, the location is truly next to none. Within arm's reach you will find a host of local shops & shopping centres, primary & secondary schools, a range of bars and cafes and extensive recreational and leisure facilities. The area is well serviced by direct bus routes to Dublin's City Centre as well as being less than five minutes drive from the M50 and merely walking distance of The Red Cow Luas Stop.

Thoroughly refurbished and immaculately presented interior living accommodation of c. 1,260 sq ft comprises of entrance hallway, guest wc, lounge, kitchen/living room, dining room extension, three bedrooms, main family bathroom and converted attic space; currently in use as a "walk-in wardrobe" accessed from the master bedroom. Rarely do properties come to the market in Floraville and no. 14 is guaranteed to generate immediate interest. "To Be Seen Is To Be Appreciated"; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,260 sq ft
- BERTBC
- Gas fired central heating
- Upgraded heating system
- Rewired
- Upgraded windows to front and rear
- Alarmed
- New flooring throughout
- Modern kitchen
- Fully tiled bathroom suite
- REAR DINING ROOM EXTENSION
- CONVERTED ATTIC SPACE housing walk in wardrobe accessed through master bedroom
- Not overlooked to the rear
- 2 storage sheds with electricity supply
- Peaceful cul de sac setting
- Off street parking to front
- Located in the heart of Clondalkin Village
- A host of local amenities all within arm's reach
- M50 motorway merely minutes by car
- The Red Cow Luas stop within walking distance
- STUNNING PROPERTY; Viewing highly advised!



ACCOMMODATION

HALLWAY

13'8" x 6'6" (4.2m x 2m)

Front storm porch. Laminate flooring. Carpet to stairs and landing. Access to lounge, kitchen/dining room and guest wc. Understairs storage space.

LOUNGE

14'1" x 13'1" (4.3m x 4m)

Laminate flooring. Venetian blinds. Fitted stove.

KITCHEN/LIVING AREA

20'0" x 10'2" (6.1m x 3.1m)

Laminate flooring. Tiled modern kitchen. Open access from living area to rear extension (currently in use as dining room).

DINING AREA

11'5" x 11'2" (3.5m x 3.4m)

Laminate flooring. Bright dual aspect room with large window and sliding door with rear access.

BEDROOM 1

13'5" x 3'6" (4.1m x 3.6m)

Double to rear. Carpet to floor. Blinds. Stairway to rear of bed to attic level. Walk in wardrobe.

BEDROOM 2

12'1" x 10'8" (3.7m x 3.3m)

Double to front. Carpet and venetian blinds.

BEDROOM 3

8'9" x 8'5" (2.7m x 2.6m)

Single to front. Laminate flooring. Venetian blinds.

BATHROOM

6'2" x 6'2" (1.9m x 1.9m)

Laminate flooring and tiled to walls. Modern fitting including wc, whb and bath with T90 Triton shower.

ATTIC

12'8" x 11'5" (3.9m x 3.5m)

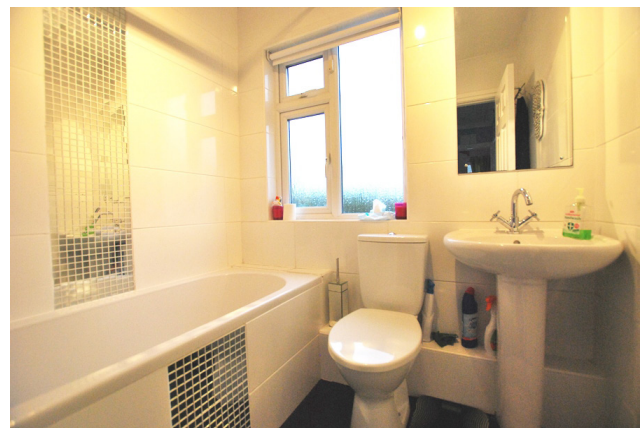
Carpeted. Currently used as a "walk in wardrobe" but ideal for a variety of uses.

FRONT

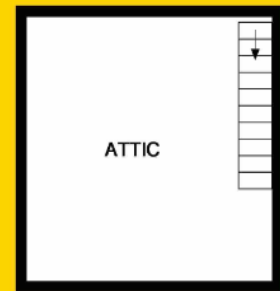
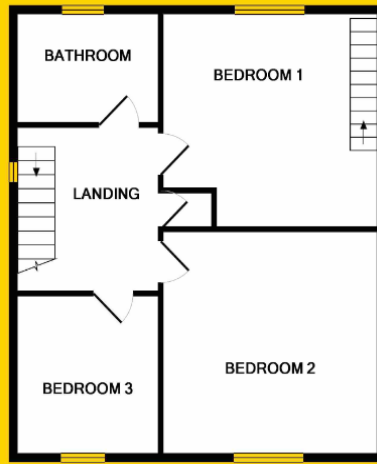
Peaceful cul de sac. Tarmac driveway with side lawn area.

REAR

Extremely private and not overlooked. Fenced to sides and rear. Extra large storage shed with further mini shed housing washing machine and dryer. Electrical supply to both sheds.



FLOOR PLANS



OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

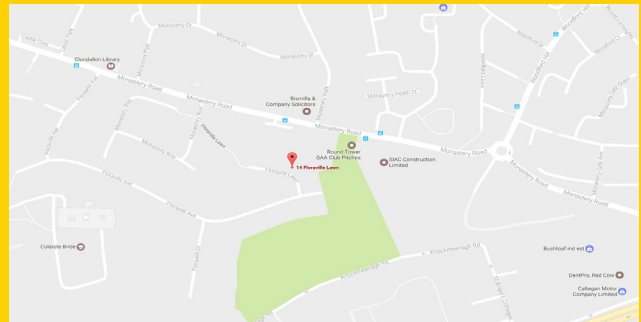
DIRECTIONS

If travelling from M50 Motorway take exit 9 for Clondalkin and keep left. In turn you will pass The Luas Park & Ride entrance and over the bridge towards Monastery Road. At the roundabout take the 1st exit and at the next roundabout take the 2nd exit onto Monastery Road. Continue ahead and take the 3rd left turn onto Floraville Avenue. At the T-junction turn left and proceed ahead until the road veers to the left onto Floraville Lawn.

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.

LOCATION



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 we will contact you.

MORTGAGES

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Ray Cooke
Financial Services Ltd

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