

FOR SALE

BY PRIVATE TREATY

5 Beech Row
Clondalkin
Dublin 22
D22AE78



Two Bedroom Bungalow
c.48.8sq.m. /525sq.ft.

BER TBC

Price: €199,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this excellent two bedroom dormer bungalow to the market ideally positioned in the heart of Clondalkin Village. The location could not be better as you are within walking distance of every conceivable amenity. Within arm's reach you will find bus routes, schools, leisure facilities and The Mill Shopping Centre. Also within a couple of minutes' drive you will find The Red Cow Luas Stop and the M50 motorway. No. 5 boasts bright and airy living accommodation of c. 525 sq ft which comprises of lounge, storage press, two double bedrooms, kitchen & main bathroom. The rear kitchen opens onto a low maintenance rear which is not overlooked and the long front driveway has space for multiple cars. The property is immaculately presented throughout and is in absolute walk in condition. It boasts an endless list of additional features including recently upgraded gas fired central heating, hive heating system, top quality flooring and built in storage. Ideal for both first time buyers and those looking to downsize closer to the village; early viewing is highly advised. Call Ray Cooke Auctioneers today!

FEATURES

- c. 525 sq ft
- BER TBC
- LOCATION LOCATION LOCATION
- Pristine condition
- Recently upgraded gas fired central heating
- Hive heating system installed
- Double glazed windows
- Upgraded flooring
- 2 spacious bedrooms
- Ample parking for multiple cars
- Low maintenance rear which is not overlooked
- Located in the heart of Clondalkin Village
- Every conceivable amenity on your doorstep
- Viewing highly advised!



ACCOMMODATION

KITCHEN

6'8" x 10'4" (2.1m x 3.2m)

Hardwood flooring, floor and eye level units and tiled splashback, access to rear garden.



LOUNGE

10'7" x 13'7" (3.1m x 4.2m)

Hardwood flooring and open fire place, hallway to kitchen.



BEDROOM 1

7'8" x 8'2" (2.4m x 2.5m)

Hardwood flooring and ample space for double bed, top quality curtains.

BEDROOM 2

13'7" x 11'4" (4.2m x 3.5m)

Double room upstairs, bay window and built in wardrobe, carpet floor.



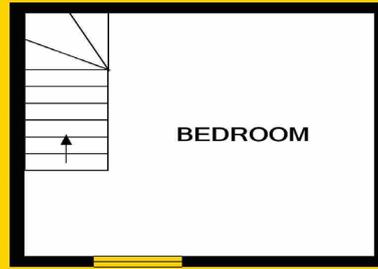
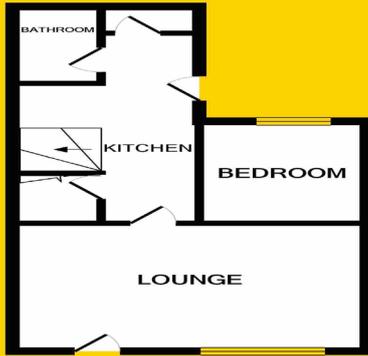
BATHROOM

4'2" x 5'9" (1.3m x 1.8m)

Power shower with tiled floor, wc and wash hand basin, extractor fan.



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

James Dronney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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