

FOR SALE

BY PRIVATE TREATY

**74 Greenfort Gardens
Clondalkin
Dublin 22
D22 P2E7**



Three Bedroom End of Terrace
c.86 sq.m / c.926 sq.ft



Price: €250,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this very well located three-bedroom end of terrace family home to the market located in the highly sought-after Greenfort Gardens, Clondalkin, Dublin 22. The location is next to none as you find yourself within walking distance of Liffey Valley Shopping Centre along with a host of other local shops, schools and Leisure facilities. Clondalkin Village and The M50 Motorway are both also within easy reach. Bright and spacious living accommodation extending to c. 86 sq.m comprises of entrance hall, living room, kitchen / dining area leading to the bright and spacious garden with access to side garage. Upstairs you have three bedrooms (two double & one single) and a main family bathroom. To the front of the property there is off street parking for at least three cars with large roller door to side garage. This property will make the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- C. 86 sq.m
- Ber D1
- Gas Fired Central heating
- Close to M50/N7 and all major bus routes
- Garage prime for conversion SPP
- Overlooking green to front
- XL south facing rear garden not over looked
- Large side garage
- 3 large bedrooms
- Fully tiled bathroom
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Off street parking
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers
- Viewing highly advised, call Ray Cooke Auctioneers today to arrange a viewing!



ACCOMMODATION

ENTRANCE HALL

5'7" x 17'3" (1.76m x 5.32m)

PVC door to hall, laminate floor, carpet to stairs and landing, plaster and painted walls, and storage press.

LOUNGE

10'7" x 13'9" (3.29m x 4.26m)

Laminate floor, feature fireplace, double glazed windows, and plaster and painted walls.



KITCHEN

17' x 10'4" (5.19m x 3.18m)

Tiled floors and splashback, floor and eye level units, and door to rear garden.

BEDROOM 1

10'2" x 12' (3.12m x 3.66m)

Carpet floor, double glazed windows, plaster and painted walls.



BEDROOM 2

14' x 10'4" (4.27m x 3.19m)

Carpet floor, double glazed windows, plaster and painted walls.

BEDROOM 2

10'9" x 7'6" (3.34m x 2.31m)

Laminate floor, double glazed windows, and built in wardrobes

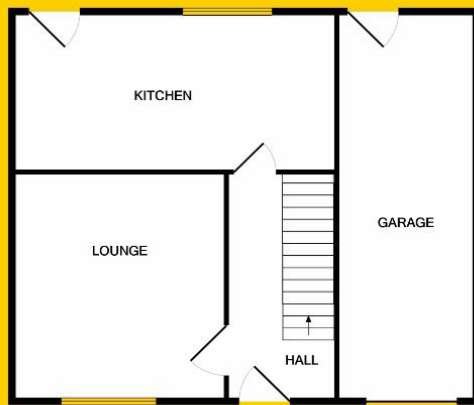
FAMILY BATHROOM

6'6" x 5' (3.34m x 2.31m)

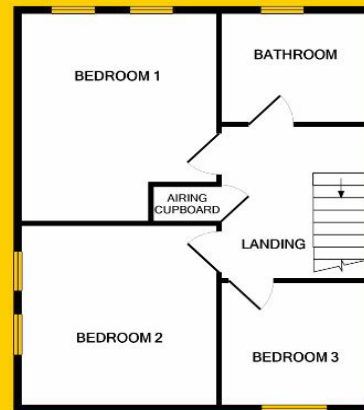
Fully tiled bathroom suit, full bath, wc and whb.



FLOOR PLAN



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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

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



MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders



For further information or advice, please call:

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