

**FOR SALE**

BY PRIVATE TREATY

**47 Palmerstown Woods  
Clondalkin  
Dublin 22  
D22 K282**



Three Bedroom Semi Detached  
c.111.5 sq.m. /1,200sq.ft.

**BER** TBC

**Price: €249,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this excellent three bedroom semi detached family home to the market in Palmerstown Woods, Clondalkin. Palmerstown Woods is a very established and popular development which is renowned for its well proportioned homes and leafy tree lined avenues. It is always in high demand due to its close proximity to Clondalkin Village and an abundance of local amenities including shops, shopping centres, schools and leisure facilities. Extended internal living accommodation of c. 1,200 sq ft comprises of lounge, sitting room, extended dining room, kitchen, downstairs bathroom, three bedrooms and main family bathroom upstairs. Double doors to lead out to a well maintained rear garden with a lawn area and mature planting.

No. 47 has been extremely well maintained and boasts an endless list of additional features including recently upgraded gas fired central heating, stunning living space and built in wardrobes. This one is certain to be a hit with first time buyers looking to take that first step onto the property ladder. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 1200 sq ft
- Fully alarmed
- Pristine condition
- Built in wardrobes
- 2 large living rooms
- 2 full bathroom suites
- Peaceful setting
- Off street parking for multiple cars
- Sunny rear garden with Barna shed
- Composite front door
- Top quality blinds and curtains throughout
- Large attic with potential to convert
- Highly sought after development
- Within easy reach of Clondalkin Village
- \*IDEAL 1ST TIME BUYER OPPORTUNITY!\*
- Viewing highly advised





## ACCOMMODATION

### REAR EXTENTION

17' x 8' (5.1m x 2.4m)

Door to side entrance and rear garden, two Velux windows, entrance to rear bathroom.

### DOWNSTAIRS BATHROOM

7' x 5' (2.1m x 1.5m)

Part tiled with heated towel rail, wc, whb, and pump shower.

### KITCHEN

15' x 8' (4.5m x 2.4m)

Country style kitchen with tiled floor and floor to eye level units, archway to rear extension.

### LOUNGE

14' x 12' (4.2m x 3.6m)

Gas fire with timber surround, top quality blinds and curtains, door to playroom.

### SITTING ROOM

9' x 13' (2.7m x 3.9m)

Archway to kitchen and rear extension.

### MAIN BATHROOM

6' x 7' (1.8m x 2.1m)

WC, whb on storage pedestal, large shower, and tiled floor.

### BEDROOM 1

12' x 12' (3.6m x 3.6m)

Double bedroom to the rear of the property, built in wardrobes, top quality carpet and curtains.

### BEDROOM 2

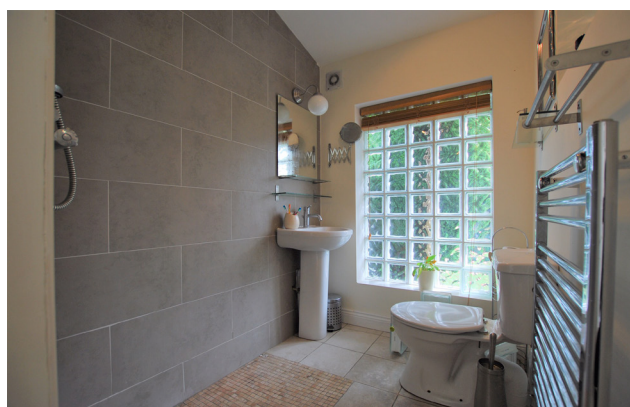
12' x 12' (3.6m x 3.6m)

Double bedroom to the front of the property, with built in wardrobes, top quality carpet and blinds.

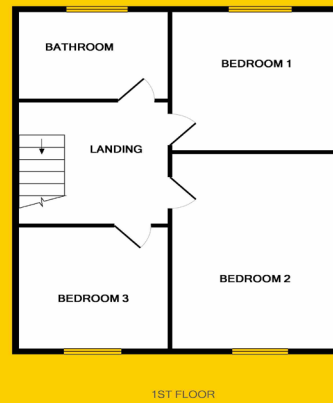
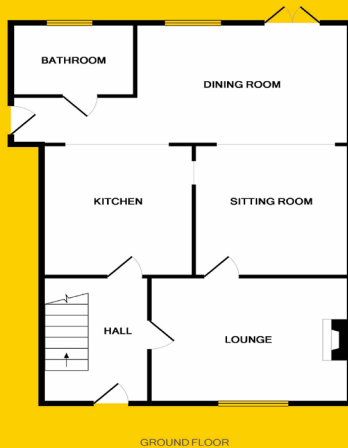
### BEDROOM 3

11'8" x 10'8" (2.6m x 2.1m)

Double bedroom to the front of the property, built in wardrobes, top quality carpet and blinds, and lino flooring.



## 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 Droney and he can be contacted on 01 45 99 288 or 086 1409043

Alternatively you can send an email to [James@raycooke.ie](mailto:James@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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