

FOR SALE

BY PRIVATE TREATY

25 Delaford Grove
Knocklyon
Dublin 16
D16 V6P9



Four Bedroom Semi Detached
c. 134.7 sq.m. /1,450sq.ft.

BER TBC

Price: €595,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this magnificent four bedroom semi-detached family home to the market ideally located tucked away in the highly sought Delaford Grove a hugely sought after location and one of Knocklyon's finest areas to live. The location is second to none as within walking distance you will find a variety of local shops, shopping centres, sports & recreational facilities and both primary & secondary schools - Orlagh Grove is in the catchment area for the esteemed St. Colmcille's Junior and Senior National Schools. On a transport note you will find direct bus routes to Dublin's City Centre to the front of the development and the M50 Motorway is found within a stone's throw.

Internal living accommodation of c. 1,450 sq. ft. comprises of entrance hallway with guest wc, large lounge/dinning, separate tv room/office, kitchen/dining room,, four large bedrooms, main family bathroom and master bedroom ensuite. No. 25, with the additional tv room, large rear garden with block built shed and cul-de-sac location is an ideal prospect for a growing family. Viewing highly advised - Call Ray Cooke Auctioneers to register your interest.

FEATURES

- Fantastic location
- c. 1450 sq. ft.
- Gas Central Heating
- Separate tv room/office
- Private rear garden NOT OVERLOOKED
- NEW CARPETS
- Fantastic Location
- Block built shed in rear garden
- Mature development
- Cul-de-sac location
- 4 Bed / 3 Bath
- Knocklyon Shopping Centre and St. Colmcille's Primary & Secondary Schools within walking distance
- M50 Motorway found merely minutes by car
- Ideal for a growing family
- Viewing highly advised



ACCOMMODATION



HALLWAY

5'9" x 15'7" (1.8m x 4.8m)

Timber flooring with access to lounge, kitchen and guest w.c.

LOUNGE

11'8" x 28'2" (3.6m x 8.6m)

Bright large lounge with timber flooring, tv point, feature stove, dining area and sliding doors to rear garden.

KITCHEN

11'4" x 12'7" (3.5m x 3.9m)

Fully fitted kitchen with a range of eye and floor level units, tiled flooring, dining area and access to rear garden.



BEDROOM 1

9'8" x 11'4" (3.0m x 3.5m)

Double bedroom to the front of the property with carpet flooring and built in wardrobes.



BEDROOM 2

13'1" x 11'8" (4.0m x 3.6m)

Double bedroom to the front of the property with carpet flooring, built in wardrobes and access to ensuite.



BEDROOM 3

8'8" x 11'1" (2.7m x 3.4m)

Single bedroom to the rear of the property with carpet flooring.



BEDROOM 4

11'1" x 9'8" (3.4m x 3.0m)

Double bedroom to the rear of the property with carpet flooring and built in wardrobes.

BATHROOM

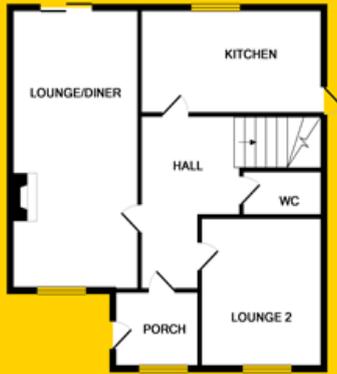
6'2" x 8'5" (1.9m x 2.6m)

Fully fitted bathroom with w.c, whb and shower unit, fully tiled.

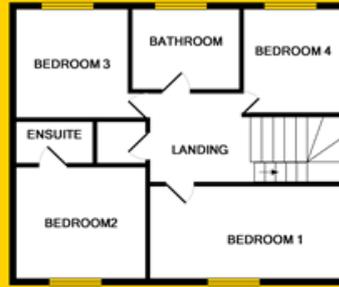
REAR GARDEN

Large rear garden, not looked with block built shed.

FLOOR PLANS



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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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



MORTGAGES

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For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email to sean@raycooke.ie

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