

**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](http://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.

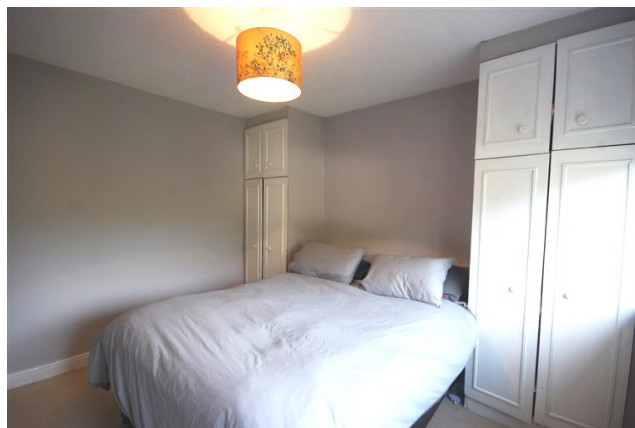
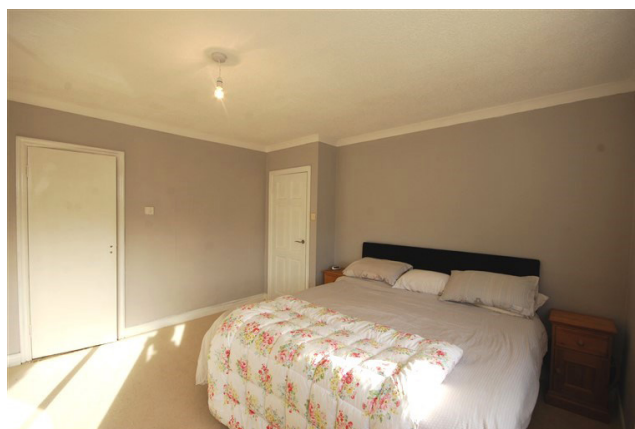
## BATHROOM

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](mailto: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](mailto:sean@raycooke.ie)

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### CLONDALKIN

(Head Office) 3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
F +353 (0)1 40 30 760  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght, Dublin 24

T +353 (0)1 45 99 288  
F +353 (0)1 40 30 760  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure, Dublin 6W

T +353 (0)1 68 75 800  
F +353 (0)1 40 30 760  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)



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