

FOR SALE

BY PRIVATE TREATY

169 Palmerstown Woods
Clondalkin
Dublin 22



Three Bedroom Semi Detached
c.92.9sq.m. / 1,000 sq.ft.

BER TBC

Price: €249,000

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DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this spacious extended three bedroom semi-detached family home to the market in Palmerstown Woods, Dublin 22. The property is located in the very popular Palmerstown Woods development which has a wealth of amenities close by & is a short walk to Clondalkin Village which has the New Happy Pear Café, The Mill Shopping Centre, Clondalkin Leisure Centre, Corkagh Park & a selection of primary & secondary schools. The area is well serviced by bus routes, The Luas & road networks like the M50 & N7.

The property is in turn key condition with many features such as extended to the rear, double glazed windows, built in wardrobes in all bedrooms to name a few. Accommodation consists of hallway, large kitchen cum dining room with extended second living room and French doors to South facing rear garden with a block built shed & lounge area with feature fireplace. Upstairs you have three bedrooms, two double & one single and a fully tiled bathroom. This property will appeal to most so early viewing is essential.

FEATURES

- c. - 1,000 sq.ft
- Gas fired central heating
- Double glazed windows
- Fully alarmed
- Cul de sac location
- Extended to the rear
- Walk in condition
- Block built shed with ESB
- View by appointment



ACCOMMODATION

HALLWAY

6'2" x 10'1" (1.9m x 3.1m)

Tiled flooring. Access to kitchen.

KITCHEN/DINING ROOM

15'7" x 17'3" (4.2m x 5.3m)

Fully fitted kitchen. Fully tiled floor and splashback. Access to extension.

LOUNGE

11'1" x 15'7" (3.4m x 4.8m)

Tiled flooring. Feature fireplace.

BEDROOM 1

10'8" x 10'1" (3.3m x 3.1m)

Double to rear of property. Built in wardrobes. Wood flooring.

BEDROOM 2

10'8" x 13'4" (3.3m x 4.1m)

Single to front. Built in wardrobes. Wood flooring.

BEDROOM 3

8'2" x 7'5" (2.5m x 2.3m)

Single room. Wood flooring.

BATHROOM

5'9" x 6'2" (1.7m x 1.9m)

Fully fitted bathroom, with wc, whb and shower. Fully tiled.

EXTENSION

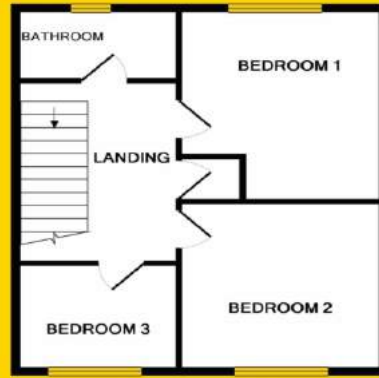
Laminate flooring. Access to kitchen, bathroom and rear.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

DIRECTIONS

From Clondalkin Village passing the Mill SC on your left, at the junction drive straight past the Waterside Pub & turn right at traffic lights. Continue over the bridge & turn left after 100m into Palmerstown Woods Estate. Take your first right & then second right & follow the road around to left. No 169 is on your right hand side.

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.

LOCATION



NEGOTIATOR

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

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

MORTGAGES

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



For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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CLONDALKIN

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

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



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