

FOR SALE

BY PRIVATE TREATY

99 Kilcronan Avenue
Clondalkin
Dublin 22



Three Bedroom Terrace
c.74.3sq.m. /800sq.ft.



Price: €215,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this three bedroom semidetached property to the market located on Kilcronan Avenue. Kilcronan is conveniently located only minutes' drive from Clondalkin Village and Liffey Valley Shopping Centre, the M50 Motorway and Red Luas line are both within easy reach.

Inside living accommodation comprises of entrance hall, lounge, kitchen/dining room, three bedrooms (two double/one single) and main family bathroom. No. 99 benefits from double glazed windows throughout, gas fired central heating and are in great condition throughout. This is a magnificent opportunity for any 1st time buyer to step onto the property market but also a keen investment opportunity. Do not miss this one; call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 800 sq ft
- BERTBC
- Good condition throughout
- Under stairs storage space
- Spacious bedrooms
- Built in wardrobes
- Side entrance
- Great condition throughout
- Large rear garden with barna shed
- Ideal for 1st time buyers
- Great Investment Opportunity



ACCOMMODATION

ENTRANCE HALL

13'1" x 5'5" (4.0m x 1.7m)

Laminate flooring, carpet to stairs, under stairs storage.

LIVING ROOM

10'5" x 14'4" (3.2m x 4.4m)

Laminate flooring, TV point.

KITCHEN

17'4" x 9'5" (5.3m x 2.9m)

Tiled to floor and splashback, eye and floor level units.



BEDROOM 1

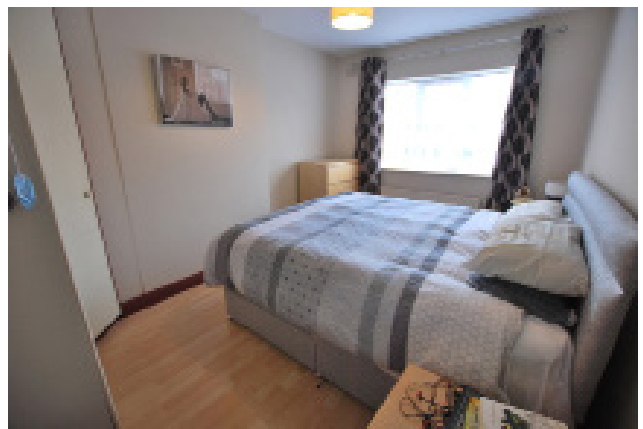
13'5" x 9'5" (4.1m x 2.9m)

Laminate flooring, built in wardrobes.

BEDROOM 2

10'5" x 10'5" (3.2m x 3.2m)

Laminate flooring, built in wardrobes.



BEDROOM 3

10'5" x 6'9" (3.2m x 2.1m)

Single bedroom with laminate flooring.

BATHROOM

5'6" x 5'9" (1.7m x 1.8m)

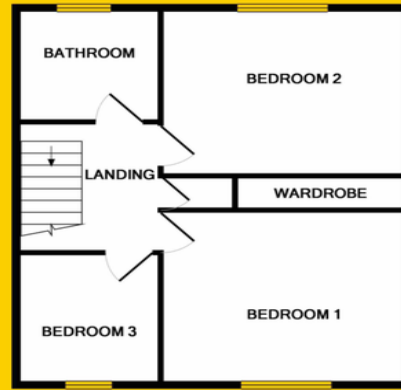
Fully tiled, fitted with wc, whb, bath with Triton shower.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

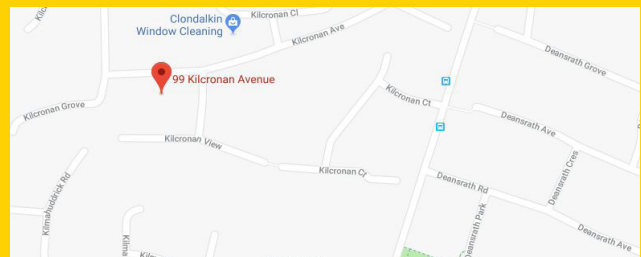
DIRECTIONS

Directions From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Bewleys Hotel). Continue along the Fonthill Road at the next main roundabout turn left. Proceed along the Nangor Road and at the second junction turn right. Continue straight through the first roundabout, passing The Swallows Pub on your right hand side, and at the very end of the road turn left into Kilcronan. Proceed ahead and no. 99 can be found on your left 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

Ross McHugh and he can be contacted on **01 4030720 or 087 1368084.**

Alternatively you can send an email to **Ross@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:
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