

**FOR SALE**

BY PRIVATE TREATY

11 Yellow Meadows Vale,  
Clondalkin, Dublin 22



3 bed/1 bath End Of Terrace  
c.95.2sq.m. /1,025sq.ft

**BER** TBC

Price: €224,950

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this superb three bedroom end of terrace property to the market on Yellow Meadows Vale, Clondalkin. With an idyllic position tucked away within this quaint cul de sac, the location is truly next to none. Within easy reach you will find an abundance of amenities including shops, shopping centres, primary & secondary schools and leisure facilities.

Clondalkin Village, a host of bus routes, the M50 motorway and The Luas are all found within arm's reach. Living accommodation of c. 1,025 sq ft comprises of an initial entrance hallway, lounge, kitchen/dining room, three double bedrooms and main family bathroom. No. 11 is presented in immaculate condition throughout and boasts a lengthy list of additional features including gas fired central heating, double glazed windows and a sunny south facing rear garden. Ideal for 1st time buyers; Call Ray Cooke Auctioneers for further information or to arrange a viewing!d!

## ADDITIONAL FEATURES;

- c. 1,025 sq ft
- Immaculate condition throughout
- Double glazed windows
- Gas fired central heating
- 3 large double bedrooms
- Mira shower to bathroom
- Sunny south facing rear garden
- Not overlooked to front or rear
- Peaceful cul de sac setting
- Highly sought after development
- Within walking distance of Clondalkin Village & The Luas
- M50 motorway within easy reach
- Ideal for 1st time buyers



## ACCOMMODATION

### HALLWAY

5'9" x 5'2" (1.8m x 1.6m)

Front porch area leading to inner hallway with access to lounge.

### LOUNGE

20'0" x 12'7" (6.1m x 3.9m)

Laminate flooring/ Blinds with double doors to kitchen/dining room.

### KITCHEN/DINING

16'0" x 10'1" (4.9m x 3.1m)

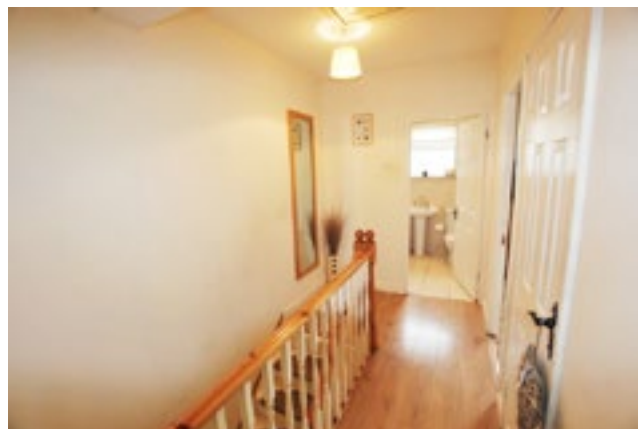
Laminate flooring to dining room with patio doors to rear. Filled shaker style kitchen with ample storage units and work space. Tiled floor.



### BEDROOM 1

10'8" x 9'8" (3.3m x 3.0m)

Double bedroom to the rear of the property. Laminate flooring with blinds and a wall of built in slide robes.



### BEDROOM 2

9'8" x 16'4" (3.0m x 5.0m)

Double bedroom to the front of the property. Laminate flooring with a large skylight.

### BEDROOM 3

11'1" x 7'8" (3.4m x 2.4m)

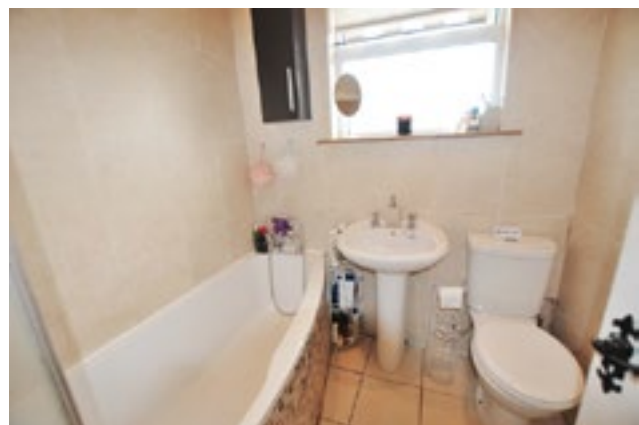
Large double bedroom to the front of the property with skylight.



### BATHROOM

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

Fully tiled bathroom suite and fitted with wc, whb and bath with mira shower.



### FRONT

Peaceful cul de sac. Cobblelock driveway with side lawn and side planted area.

### REAR

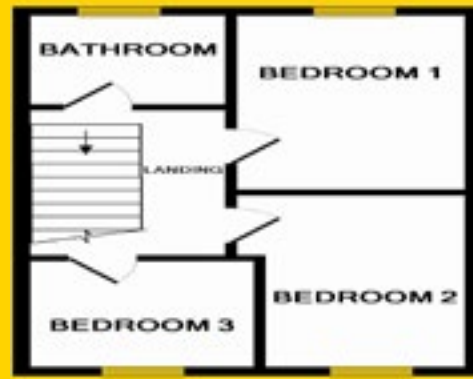
Peaceful Sunny south west facing rear garden, not overlooked. Low maintenance with decking and and loose stone. Fenced to side and and walled to rear with barna shed.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

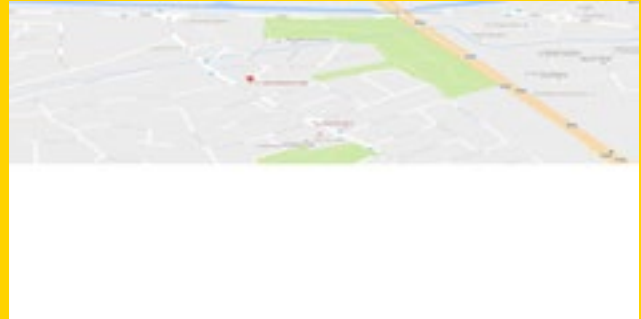
## DIRECTIONS

From junction at Red Cow follow signs for Monastery Road. Passing The Ibis Hotel proceed ahead to the roundabout at Siac and turn right onto Woodford Hill. At the next roundabout turn left and proceed ahead, passing the shops on the left hand side, through the next roundabout and turn right onto Yellow Meadows Drive. Turn right again onto Yellow Meadows Vale and no. 11 can be found on the 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

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@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 [sean@raycooke.ie](mailto:sean@raycooke.ie)

### 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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