

FOR SALE

BY PRIVATE TREATY

76 Oakwood Grove
Clondalkin
Dublin 22



3 Bedroom Terraced
c.123sq.m. /1,325sq.ft

BER TBC

Price: €240,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom terraced family home with an additional attic conversion to the market in a quaint cul de sac tucked away to the rear of one of Clondalkin's most sought after housing developments. Oakwood Grove is always in high demand and finds itself within a stone's throw of Clondalkin Village, Liffey Valley Shopping Centre, the M50 motorway and the Fonthill Railway Station.

Interior living accommodation of c. 1,325 sq ft comprises of entrance hallway, lounge, dining room, kitchen/breakfast room, sunroom, three bedrooms (2 double/1 single), main family bathroom and generous attic conversion. No. 76 boasts an enviable position to the rear of the development with very little passing traffic. To the rear you will find a sunny south facing garden which is not overlooked. Early interest is sure to be seen, call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 1,325 sq ft
- In need of interior modernisation
- Peaceful cul de sac position
- Double glazed windows
- Gas fired central heating
- Covered sun room to rear
- Generous attic conversion (currently in use as 4th bedroom)
- Sunny south facing rear garden
- Not overlooked to rear
- Mature and sought after development
- Within arm's reach of Clondalkin Village
- M50, The Luas & Fonthill Railway Station all reached within minutes
- Viewing highly advised!



ACCOMMODATION

HALLWAY

13'1" x 5'9" (4m x 1.9m)

Timber flooring, access to lounge and kitchen, understairs storage.

LOUNGE

16'7" x 12'7" (5.1m x 3.9m)

Laminate flooring, bright bay window, feature fireplace, double doors to dining room.

DINING ROOM

10'8" x 8'2" (3.3m x 2.5m)

Laminate flooring, access to kitchen.



KITCHEN

20'9" x 8'2" (6.4m x 2.5m)

Extended kitchen/breakfast room, tiled to floor and splashback, fitted kitchen units and work top space, access to covered sun room area.



BEDROOM 1

10'4" x 10'4" (3.2m x 3.2m)

Double bedroom to the rear of the property, carpet to floor, blinds and wall of built in wardrobes.

BEDROOM 2

12'4" x 10'2" (3.8m x 3.3m)

Double bedroom to the front of the property, wall of built in wardrobes, with centre vanity unit and blinds.



BEDROOM 3

8'2" x 7'8" (2.5m x 2.4m)

Single bedroom to the front of the property, laminate to floor, built in wardrobes and blinds.

BATHROOM

6'8" x 5'5" (2.1m x 1.7m)

Bathroom suite fitted with wc, whb and bath with Mira Shower.

ATTIC

15'7" x 10'4" (4.8m x 3.2m)

Solid staircase from landing, timber flooring, eaves storage.

OUTSIDE REAR

Sunny south facing rear, not overlooked, low maintenance pebble and paving and Barna Shed.



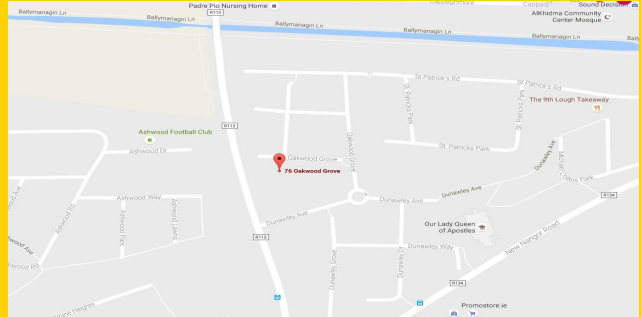
DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross junction at Maldron Hotel. Continue along the Fonthill Road and at the next main roundabout take your second exit (right) and continue on to the next roundabout where you will take your first exit (left). At the set of traffic lights turn right onto Dunawley Avenue. At the roundabout turn left into Oakwood. From here take your 1st left and left again. No. 76 will be facing you as you enter the cul de sac.

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 and we will contact you.

MORTGAGES

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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.



For further financial advice, please call:
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