

FOR SALE

BY PRIVATE TREATY

13 Yellow Meadows Vale
Clondalkin
Dublin 22



Two Bedroom Terraced



Price: €167,500

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine two bedroom terraced 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 comprises of an initial entrance hallway, open plan lounge/dining room/kitchen, two double bedrooms and main family bathroom. No. 13 requires cosmetic upgrading throughout but the list of additional features is endless. To the front is a cobblelock driveway with ample room for parking and the sunny south facing, low maintenance rear garden is ideally not overlooked. The open plan interior along with large double bedrooms are extremely enticing and the attic offers potential to add another fine sized room. An ideal purchase for 1st time buyers and investors alike; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- In need of cosmetic upgrades throughout
- Double glazed windows
- Gas fired central heating
- Open plan living space
- 2 large double bedrooms
- Triton shower to bathroom
- Sunny south facing rear garden
- Not overlooked to rear
- Peaceful cul de sac setting
- Cobblelock driveway
- Highly sought after development
- Within walking distance of Clondalkin Village & The Luas
- M50 motorway within easy reach
- Ideal for both 1st time buyers & investors



ACCOMMODATION

LOUNGE/DINING

Entered through small hallway into open plan lounge, timber flooring, feature gas fireplace.

KITCHEN

Tiled to floor and splashback, fitted kitchen units, access to rear.

BEDROOM 1

Double bedroom to the rear of the property, lino flooring.

BEDROOM 2

Extra large double bedroom to the front of the property, timber flooring, two bright windows.

BATHROOM

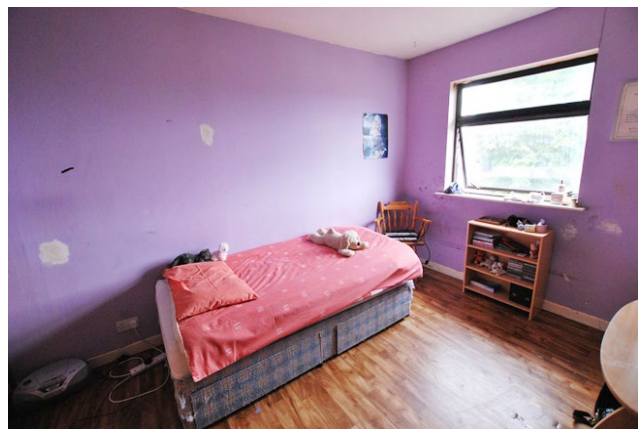
Fully tiled, fitted with w.c, whb and bath with triton shower.

OUTSIDE FRONT

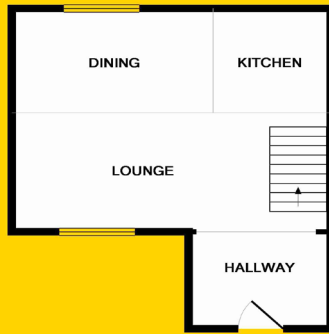
Cul de sac setting, cobblelock driveway with ample parking, walled to sides with pillars.

OUTSIDE REAR

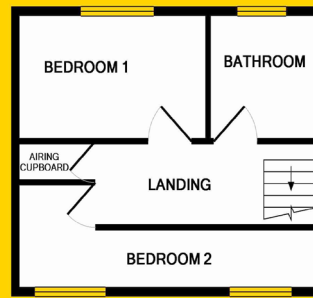
Sunny south facing orientation, not directly overlooked, fenced with hedging, low maintenance.



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.

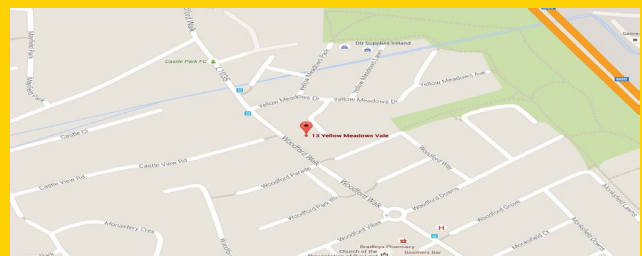
DIRECTIONS

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. 13 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 and we will contact you.

MORTGAGES

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



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email sean@raycooke.ie

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

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

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

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



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.