

FOR SALE

BY PRIVATE TREATY

**25 Palmerstown Woods
Clondalkin
Dublin 22
D22 FD39**



Three Bedroom Semi Detached
c.111.4sq.m. /1200sq.ft.



Price: €265,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this excellent extended three bedroom semi detached family home to the market in Palmerstown Woods, Clondalkin. Palmerstown Woods is a very established and popular development which is renowned for its well proportioned homes and leafy tree lined avenues. It is always in high demand due to its close proximity to Clondalkin Village and an abundance of local amenities including shops, shopping centres, schools and leisure facilities.

Extended internal living accommodation of c. 1,200 sq ft comprises of entrance hall, lounge, kitchen dining room, rear living room, three bedrooms, main family bathroom and attic room currently in use as a fourth bedroom. Double doors from the extension lead out to a low maintenance rear garden with artificial grass. The rear pool room is fully plumbed and could suit a variety of uses.

No. 25 has been tastefully maintained and upgraded by its current owners over the years and boasts an endless list of additional features including a cobblelock driveway, solid fuel burning stove and built in wardrobes. This one is certain to be a hit with first time buyers looking to take that first step onto the property ladder. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1200 sq ft
- BER D1
- Pristine condition
- Polished porcelain tiling
- Stunning kitchen
- Built in wardrobes
- 2 large living rooms
- Peaceful setting
- Off street parking for multiple cars
- Sunny low maintenance rear garden
- Rear poolroom which could suit a variety of uses
- Large attic conversion currently in use as a 4th bedroom
- Top quality blinds and curtains throughout
- Property comes fully furnished
- Highly sought after development
- Within easy reach of Clondalkin Village
- *IDEAL 1ST TIME BUYER OPPORTUNITY!*
- Viewing highly advised



ACCOMMODATION

LOUNGE

16'7" x 11'1" (5.12m x 3.4m)

Spacious room to the front of the property, solid fuel burning stove, timber flooring, and bay window.



KITCHEN

11' x 17'8" (3.37m x 5.43m)

Spacious kitchen and dining area, floor and eye level units, tiled flooring and splashback, and double doors to lounge.

EXTENTION

12'1" x 8'6" (3.7m x 2.64m)

Timber effect flooring, and double doors to rear.



BATHROOM

6'8" x 7'1" (2.08m x 2.12m)

Full tiled bathroom suite with full bath, whb and wc, heated towel rail, and triton power shower.

BEDROOM 1

8'2" x 9'5" (2.5m x 2.9m)

Double room to the rear of the property, built in wardrobes, timber effect flooring, and blinds and curtains



BEDROOM 2

10'6" x 7'8" (3.25m x 2.4m)

Spacious room to the front of the property, built in wardrobes, and top quality blinds and curtains

BEDROOM 3

10'8" x 13'5" (3.3m x 4.14m)

Double bedroom to the front of the property, built in wardrobes, top quality blinds and curtains.



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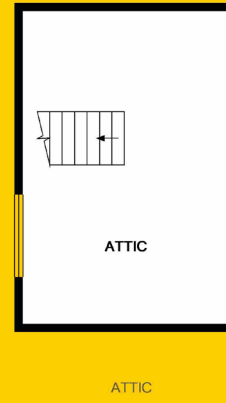
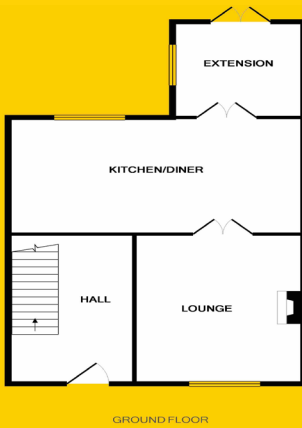
10'2" x 17'5" (3.12m x 5.36m)

Spacious room to the top of the property, velux windows, built in wardrobes, TV point and ample space for sofa or desk.

MAN CAVE

7'2" x 3'9" (2.2m x 1.2m)

FLOOR PLANS



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.

NEGOTIATOR

James Doney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

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