

FOR SALE

BY PRIVATE TREATY

**The Cottage
Commons Road
Clondalkin
Dublin 22**



**4 Bedroom Detached House
c.199.7sq.m. /2150sq.ft**



Price: €499,950

raycooke.ie

DESCRIPTION

Ray RAY COOKE AUCTIONEERS are delighted to present arguably the most luxurious property in Clondalkin to the open market. "The Cottage" boasts an idyllic setting being tucked away on this mature and leafy cul de sac and is within arm's reach of Clondalkin Village and every conceivable amenity including shops, shopping centres, primary + secondary schools and leisure facilities. On a transport note you will find bus routes on your doorstep and the M50 motorway, the N7 and The Luas Line all accessible within minutes.

Finished to an exceptional standard and with absolutely no expense spared; interior living accommodation of c. 2,150 sq ft comprises of entrance hallway, lounge, large open plan kitchen, dining room, living room, downstairs and upstairs bathrooms and four double bedrooms. The electronic gated front entrance gives way to a pristinely maintained stone driveway with double gates to the c. 100 ft long rear yard(fantastic

site potential subject to planning permission). Behind the most attractive red brick facade you are greeted by a lavish hallway with a feature centre staircase. The list of additional features is endless but includes four generous bedrooms, solid oak fitted kitchen with granite worktops and sills and two large feature bathroom suites with freestanding shower units offering steam and mp3 facilities. To be seen is to be appreciated, call Ray Cooke Auctioneers today! - c. 2,150 sq ft

FEATURES

- c. 2,150 sq ft
- BER B3
- Site total 0.25 acres
- 4 bed detached property
- Fantastic site potential subject to PP
- Built c. 2010
- Finished to an exceptionally high standard
- Custom made windows throughout
- Gas fired central heating
- Fully alarmed
- CCTV system
- Electronic gates to front
- Fully fitted solid oak kitchen
- Granite worktops and sills
- 2 large fully tiled bathroom suites
- Jacuzzi bath with walk in shower with steam and mp3 facilities
- 4 double bedrooms
- High quality flooring throughout
- Double gates to side
- Extra-large rear yard c. 100 ft long
- Water and electricity points to rear
- Highly sought after location
- Within walking distance of Clondalkin Village
- M50, N7 and The Luas all within easy reach



ACCOMMODATION

ENTRANCE HALL

15'7" x 14'7" (4.8m x 4.5m)

Carpet to floor and stairs and landing. Feature centre staircase. Access to lounge and to kitchen/Playroom. Understairs storage space

LOUNGE

15'7" x 12'4" (4.8m x 3.8m)

Carpet to floor. Bay window with blinds. Feature marble fireplace.

KITCHEN/ DINING ROOM

27'5" x 13'1" (8.4m x 4.0m)

Large open plan room to the rear of the property. Fully fitted solid oak kitchen with granite worktops and sills. Open access to Living room and access to down stairs bathroom. Double doors to rear.

PLAYROOM

17'3" x 12'4" (5.3m x 3.8m)

Carpet to floor. Bay window with blinds. Feature marble fireplace.

BEDROOM 1

13'7" x 11'4" (4.2m x 3.5m)

Double front. Carpet to floor. Bay window with blinds. Wall of built in wardrobes.

BEDROOM 2

13'7" x 11'4" (4.2m x 3.5m)

Double room. Carpet to floor. Bay window with blinds. Wall of built in wardrobes.

BEDROOM 3

13'7" x 11'4" (4.2m x 3.5m)

Double room. Carpet to floor. Bay window with blinds. Wall of built in wardrobes.

BEDROOM 4

13'7" x 11'4" (4.2m x 3.5m)

Double room. Carpet to floor. Bay window with blinds. Wall of built in wardrobes.

BATHROOM

Fully tiles to all floor and walls. Jacuzzi bath. Freestanding shower with steam and mp3 facilities.



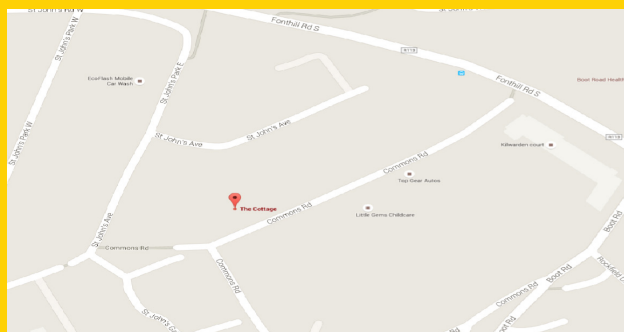
DIRECTIONS

From the Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Bewleys Hotel). Continue along the Fonthill Road and at the traffic lights after the Topaz petrol station turn left onto the Boot Road. Proceed straight ahead and veer right onto Commons Road. Follow this road around to the right and "The Cottage" can be found on the 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

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

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