

**FOR SALE**

BY PRIVATE TREATY

**15 Manor Road  
Palmerstown  
Dublin 20  
D20YC97**



Three Bedroom Semi Detached  
c.134.7 sq.m /1,450.sq.ft

**BER** TBC

**Price: €345,000**

[raycooke.ie](http://raycooke.ie)



## DESCRIPTION

RAY COOKE AUCTIONEERS are thrilled to introduce No. 15 Manor Road to the market - a magnificent three bedroom semi detached family home ideally tucked away within this mature and highly sought after development in the heart of Old Palmerstown, Dublin 20. The location speaks volumes about the property as you have local shops & convenience stores literally on your doorstep along with Palmerstown Shopping Centre, Liffey Valley Shopping Centre, The Silver Granite Bar, a choice of esteemed schools and a selection of sports & leisure facilities all within easy reach. On a transport note you will find the N4 and M50 road networks merely minutes by car. Internal living accommodation of c. 1,450 sq. ft. comprises of entrance hallway, lounge, dining room, converted garage(ideal for a variety of uses), extended kitchen, guest wc, three bedrooms and main family bathroom. No. 15 is in need of upgrading throughout but oozes potential and endless possibilities to create the perfect forever home. The spacious living accommodation is prime for a growing family and the converted garage adds an extra dimension to the property as it would make a most suitable play room, home office or even a fourth bedroom. The gated driveway offers ample off street parking and the generous rear comes with a large block shed. Ideal for both first time buyers or clients looking to trade up - Viewing is highly advised!

## FEATURES

- c. 1,450 sq ft
- In need of modernisation throughout
- Single glazed windows
- Gas fired central heating
- Converted garage (Ideal for a number of uses)
- Extended kitchen with wc
- 3 large bedrooms
- Ample off street parking to front
- Generous rear garden with block shed
- Considerable space to further extend (subject to necessary planning permission)
- Mature and highly sought after development
- Within arm's reach of all of Palmerstown's essential amenities
- Liffey Valley Shopping Centre within easy reach
- N4 & M50 merely minutes away
- Viewing highly advised!



## ACCOMMODATION

### FRONT

Gated driveway, off street parking with a side garden.

### HALLWAY

14'1"x6'5"(4.3mx2m)

Porch entrance, laminate flooring, understair storage with access to the lounge and dining area.

### LOUNGE

25'2"x12'7"(7.7mx3.9m)

Extra large full length lounge with fireplace.

### DINING AREA

17'3"x8'2"(5.3mx2.5m)

Sliding doors to the rear of the property, with access to the living room and extended kitchen.

### LIVING ROOM

16'7"x8'2"(5.1mx2.5m)

Converted garage, carpet flooring which suits a variety of uses.

### KITCHEN

15"x7'8"(4.6mx2.4m)

Extended room to the rear of the property with access to guest wc and the rear garden.

### REAR

Private rear garden in cobbleloch and lawn, greenhouse, block shed and a sunny south westerly aspect.

### BATHROOM

WC, Wash hand basin and bath.

### BATHROOM 1

Single bedroom to the rear of the property with carpet flooring.

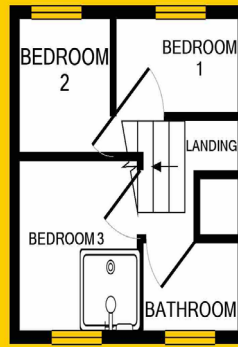
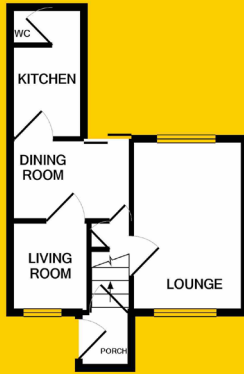
### BEDROOM 2

Double bedroom to the front of the property with timber flooring and built in wardrobes.

### BEDROOM 3

Double bedroom to the rear of the property, timber flooring with built in wardrobes and a shower cubicle.





## 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

Ross McHugh and he can be contacted on 01 4030720 or 0871368084

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@raycooke.ie) and we will contact you.



## MORTGAGES

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