

FOR SALE

BY PRIVATE TREATY

**99 Cappaghmore
Clondalkin,
Dublin 22
D22H028**



Five Bedroom Semi Detached
c.179sq.m /1,930sq.ft



Price: €485,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this superb five -bedroom semi-detached family home to the market in Cappaghmore, Dublin 22. Consistently in high demand, the Cappaghmore Estate is only a brisk walk from Clondalkin Village and finds itself surrounded by a wealth of local amenities including esteemed primary and secondary schools, extensive recreational and leisure facilities, The Mill Shopping Centre and a variety of bars and restaurants. The area is well serviced by direct bus routes to Dublin City Centre as well as being within easy access of the M50 and The Red Cow Luas Stop. Internal living accommodation of c. 1930 sq ft comprises of entrance hallway, lounge, playroom, kitchen, utility room, home office and guest W.C upstairs you will find 5 double bedrooms along with master en suite and main family bath, the attic has been converted and is currently in use as a 6th bedroom. No. 99 has been cleverly renovated and extended to incorporate an extremely spacious ground floor living space incorporating a lounge office and playroom area, guest bathroom and large kitchen / dining area to the rear of property all leading out to the most spectacular garden the perfect location to host and entertain. This home is immaculately presented throughout, and offers ample off-street parking this home will be Ideal for both first-time buyers or clients looking to trade up - Viewing is highly advised.

FEATURES

BER D1

c. 1930 sqft

Gas Fired Central Heating

Double Glazed windows

Recently renovated kitchen and upstairs bathroom

Guest W.C + utility area off kitchen

Separate lounge and dining area

Play room space and home office

XL kitchen + utility room

5 large bedrooms + attic space currently In use as a 6th bed

Luxurious master ensuite

Specular garden



ACCOMMODATION



HALLWAY

14'7" x 16'7" (4.5m x 5.1m)

Laminite flooring.

SUNROOM /OFFICE

23'2" x 11'1" (7.1m x 3.4m)

Laminate floor.

KITCHEN

17'7" x 11'4" (5.4m x 3.5m)

Tiled floor and fitted units.

UTILITY ROOM

6'8" x 27'5" (2.1m x 8.4m)

Tiled floor, units access to garden.

MAIN BATHROOM

6'5" x 8'2" (2.8m x 2.5m)

Tiles, wash hand basin, wc and shower.

BEDROOM 1

8'8" x 11'8" (2.7m x 3.6m)

Double room to front of property.

BEDROOM 2

14'7" x 10'4" (4.5m x 3.1m)

Double bedroom to the rear of the property with fitted wardrobes and ensuite.

ENSUITE

5'9" x 14'4" (1.8m x 4.4m)

WC, wash hand basin, shower and tiles.

BEDROOM 3

10'1" x 8'8" (3.1m x 2.7m)

Double bedroom to front of property, fitted wardrobes.

BEDROOM 4

9'8" x 8'5" (3.8m x 2.6m)

Double bedroom to front of property, fitted wardrobes.

BEDROOM 5

12'1" x 11'4" (3.7m x 3.5m)

Double bedroom to rear of property.

ATTIC

20'6" x 11'4" (6.3m x 3.5m)

Extra large room currently in use as 6th bed room.

OFFICE (FRONT)

12'7" x 7'5" (3.9 x 2.3m)

Wooden floor.



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

Alanna Tyrrell and she can be contacted on
01 4030720 or 086 0606879

Alternatively you can send an email to
Alanna.tyrrell@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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