

FOR SALE

BY PRIVATE TREATY

**10 Castlegrange Lawn
Clondalkin
Dublin 22
D22FT93**



Three Bedroom Semi Detached House
c.79.sq.m. /850sq.ft.



Price: €229,000

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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this fine three bedroom semi-detached property to the market boasting an idyllic cul de sac position within the prestigious Castlegrange development. Tucked away just off the New Nangor Road you will find Grange Castle Business Park & Liffey Valley Shopping Centre very easily accessible, Clondalkin Village & The M50 Motorway within easy reach, along with a variety of local shops, schools and sports facilities all found within a stone's throw. Internal living accommodation of c. 850 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms, main family bathroom and master bedroom ensuite. No. 10 is a perfect starter home for any first time buyer. The front of the property is not overlooked and the quaint cul de sac is ideal for child's play with minimal passing traffic. The rear garden boasts an enviable south westerly orientation attracting the sunshine throughout the day. Early interest is guaranteed - Viewing highly advised!

FEATURES

- c. 850 sq ft
- BER D1
- Gas fired central heating
- New boiler
- Double glazed windows
- Fine condition throughout
- Cosy lounge with feature fireplace
- Tiled bathroom suite
- Master bedroom ensuite
- Sunny south westerly orientation
- Not overlooked to front
- Idyllic cul de sac setting
- Tucked away just off New Nangor Road
- A host of bus routes & Clondalkin Village within arm's reach
- Grange Castle Business Park & Liffey Valley Shopping Centre easily accessible
- Ideal for first time buyers
- Viewing highly advised!



ACCOMMODATION

KITCHEN

17'3" x 3.0" (5.3m x 3.0m)

Floor and eye level units, tiled splashback and floor, side door to garden.

SITTING ROOM

13'7" x 11'1" (4.2m x 3.4m)

Laminate floors, double widows, feature fireplace.

BEDROOM 1

9'9" x 11'8" (3.0m x 3.6m)

Double bedroom to rear of the property, laminate flooring.

BEDROOM 2

9'5" x 11'0" (2.9m x 3.3m)

Double room to front of the property, laminate flooring.

BEDROOM 3

7'5" x 9'1" (2.3m x 2.8m)

Single room to front of the property, laminate flooring.

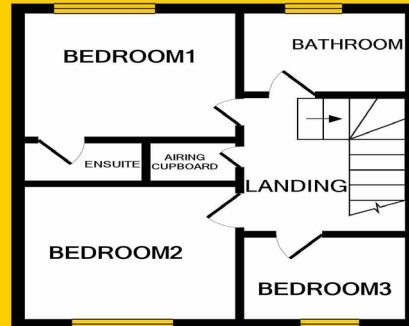
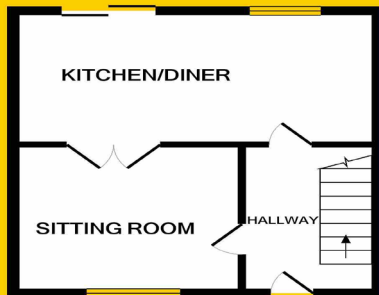
BATHROOM

5'9" x 7'5" (1.8m x 2.3m)

Tiled walls, full bath, wc, wash hand basin.



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

Eoin Keogh and he can be contacted on 01 4599 288 or 086 7788498.

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



MORTGAGES

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