

FOR SALE

BY PRIVATE TREATY

63 Moorfield Drive
Clondalkin
Dublin 22



Three Bedroom Terraced
c.85.9sq.m. /925sq.ft

BER TBC

Price: €195,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent three bedroom terraced property to the market ideally tucked away within the peaceful cul de sac of Moorfield Drive. Moorfield is a mature and highly sought after development and finds itself within easy reach of local shops and schools; not to mention Liffey Valley Shopping Centre within arm's reach. On a transport note a host of bus routes are found to the front of the development and the N7, M50 motorway and The Luas are all accessible within minutes by car.

Interior living accommodation of c. 925 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms(2 double/1 single) and main family bathroom. The rear boasts a sunny west facing orientation and there is a block built storage shed; Ideal for a variety of uses. Viewing is highly advised, call Ray Cooke Auctioneers today!

FEATURES

- c. 925 sq ft
- Gas fired central heating
- Clean condition throughout
- Fully tiled bathroom suite
- Generous bedroom sizes
- Sunny west facing rear
- Block built storage shed
- Laneway access to rear
- Cobblelock driveway to front
- Peaceful cul de sac setting
- Within easy reach of Liffey Valley Shopping Centre
- Local shops, schools and bus routes within walking distance
- Viewing highly advised!



ACCOMMODATION

HALLWAY

Laminate flooring, carpet to stairs and landing, access to lounge and kitchen/dining area.

LOUNGE

Laminate flooring, net curtains and t.v point.

KITCHEN/DINING

Fitted kitchen with ample storage presses and work top space, sliding door to rear.

BEDROOM 1

Double bedroom to the rear of the property, laminate flooring and built in wardrobes.

BEDROOM 2

Double bedroom to the front of the property, laminate flooring and built in wardrobes.

BEDROOM 3

Single bedroom to the front of the property, laminate flooring and built in wardrobes.

BATHROOM

Fully tiled bathroom suite fitted with w.c, whb, bath with shower attachment.

OUTSIDE FRONT

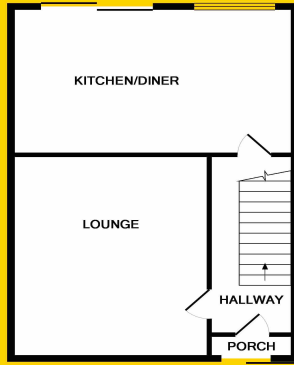
Peaceful cul de sac, cobblelock gated driveway.

OUTSIDE REAR

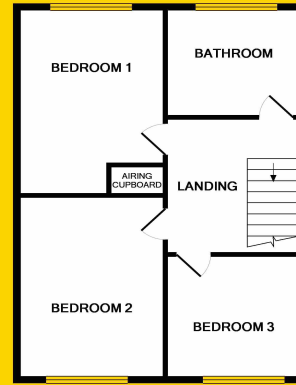
Sunny west facing orientation, low maintenance paving and decking, block storage shed.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

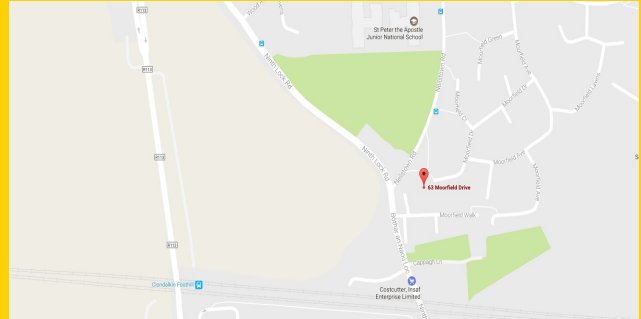
DIRECTIONS

If travelling from Clondalkin Village, proceed straight through the traffic light junction passing The Waterside Pub on the right hand side. Follow the road straight ahead, continue past the On The Run service station on the left hand side, over the bridge and take your first right onto Neilstown Road. Follow ahead and at the roundabout turn right (2nd exit) onto Collinstown Road. Take your first right onto Moorfield Avenue and then second right turn onto Moorfield Drive.

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.

LOCATION



NEGOTIATOR

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

Alternatively you can send an email to **ross@raycooke.ie** and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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- Choice of Lenders

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Ray Cooke
Financial Services Ltd

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