

**FOR SALE**

BY PRIVATE TREATY

**48 Riversdale Road  
Clondalkin  
Dublin 22  
D22PX67**



Three Bedroom Semi Detached  
c.87.3sq.m /940sq.ft



**Price: €325,000**

PSR Licence Number 002307

**raycooke.ie**

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent three bed semi-detached family home located in the very popular Riversdale Road development. One of Dublin 22's most desirable developments. Riversdale is tucked away just off Watery Lane and finds itself quite literally a short stroll from the heart of Clondalkin Village. Buses are found at the entrance to the development and both the M50 Motorway & The Red Luas Line are within 5 minutes by car. Primary & secondary schools, Corkagh Park, Clondalkin Leisure Centre and The Mill Shopping Centre are all very easily accessible.

This property comes to the market in pristine condition having recently undergone renovation, the Immaculate presented internal living accommodation of c. 940 Sq.ft comprise of open plan living / dining room, large kitchen with under stairs storage. Upstairs you will find 3 spacious rooms and main family bath. To the front of the property there is ample off-street parking and to the rear is a private low maintenance rear garden with shed. No 48 Riversdale Road will make the ideal family home or savvy investment for a keen buyer! Call Ray Cooke Auctioneers today for more information.

## FEATURES

- B2 BER
- C. 940 sq.ft
- Gas fired central heating
- Double glazed windows
- Fully renovated
- Open plan living / dining room
- Bright spacious kitchen
- Three large bedrooms
- Turn key condition
- XL front and rear garden
- Within walking distance to Clondalkin Village
- Ample off street parking
- Ideal for both first time buyers or investors
- Call today to arrange a private Viewing!



## ACCOMMODATION



### HALLWAY

14'3" x 5'5" (4.4m x 1.7m)

Laminate flooring with carpet stairs and landing.

### LOUNGE

11'4" x 25'5" (3.5m x 7.8m)

Laminate flooring with open fireplace.

### KITCHEN / DINING ROOM

16'7" x 7'5" (5.10m x 2.3m)

Laminate flooring, fitted kitchen with access to under stairs storage and access to the rear garden.



### BEDROOM 1

11'4" x 10'1" (3.5m x 3.1m)

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

### BEDROOM 2

8'8" x 11'4" (2.7m x 3.5m)

Double bedroom to the front of the property, with laminate flooring and fitted wardrobes.



### BEDROOM 3

9'1" x 7'8" (2.8m x 2.4m)

Single bedroom to the front of the property with laminate flooring and fitted wardrobes.

### BATHROOM

6'5" x 6'5" (2.0m x 2.0m)

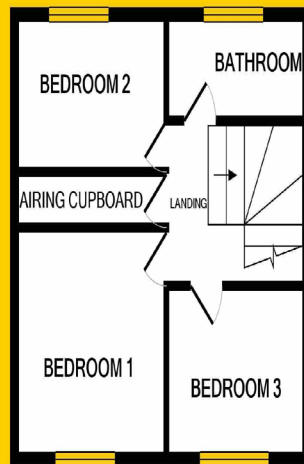
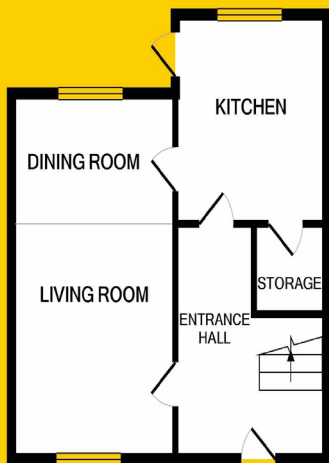
Fitted with WC, wash hand basin, shower in bath and fully tiled.



### REAR GARDEN

Low maintenance, block shed, astro grass with side access.





## 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](mailto:Alanna.tyrrell@raycooke.ie)** and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720**

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