

**FOR SALE**

BY PRIVATE TREATY

**54 Boot Road  
Clondalkin  
Dublin 22**



**Four Bedroom Terraced  
c.98.5sq.m. /1,060sq.ft**



**Price: €248,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent four bedroom family home located on Boot Road, Dublin 22. Ideally positioned on the fringe of Clondalkin Village and with a vast array of amenities all within a stone's throw; the location is truly next to none. On a transport note you are within arm's reach of a host of bus routes, The Red Cow Luas Stop and the M50 Motorway.

Interior living accommodation of c. 1,060 sq ft comprises of entrance hallway, lounge, dining room, kitchen, four bedrooms and master bathroom with separate guest wc. No. 54 has been freshly painted throughout and new carpets have been fitted leaving it ready to occupy. The rear boasts a superb rear garden c. 80 ft long with ample space to extend subject to necessary planning permission. Early interest is sure to be expected, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 1,060 sq ft
- BERTBC
- Gas fired central heating
- Freshly painted throughout
- New carpets fitted
- Superb rear garden c. 80 ft long
- Ample scope to extend to the rear (subject to planning permission)
- Block built shed
- Off street parking to front
- Within arm's reach of Clondalkin Village
- The M50 Motorway and The Luas within easy reach
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

13'1" x 10'2" (4m x 3.1m)

Small inner hallway with access to kitchen and to main hallway. Carpet to stairs and landing with access to lounge and dining room.

### LOUNGE

12'5" x 12'5" (3.8m x 3.8m)

Timber flooring. Feature hardwood fireplace with gas fire. Venetian blinds.

### DINING ROOM

13'1" x 8'2" (4m x 2.5m)

Lino to floor with cupboard storage space. Access to kitchen.

### KITCHEN

11'5" x 6'9" (3.5m x 2.1m)

Fitted kitchen units. Tiled to floor and to splashback. Access to rear.

### BEDROOM 1

12'5" x 8'9" (3.8m x 2.7m)

Double to front with carept and ventian blinds.

### BEDROOM 2

12'1' x 8'2" (3.7m x 2.5m)

Double to rear. Carpet and built in wardrobes.

### BEDROOM 3

12'5" x 12'5" (3.8m x 3.8m)

Double to front, carpet and ventetian blinds.

### BEDROOM 4

8'9" x 8'2' (2.7m x 2.5m)

Single to front. Carept and venetian blinds.

### BATHROOM

5'6" x 4'6' (1.7m x 1.4m)

Tiled to walls. Lino to floor. Fitted with bath and whb

### WC

4'9" x 0'8' (4.9m x 2.6)

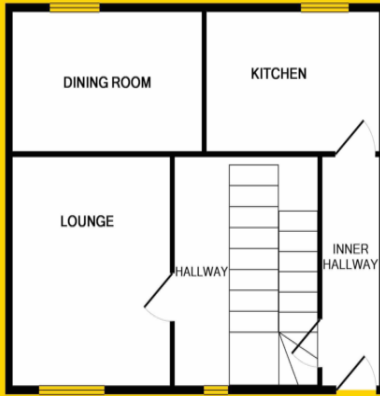
Seperate wc, part tiled walls. Lino to floor.

### REAR

Extra large garden c.25m long. Two block built shed spaces



## 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.

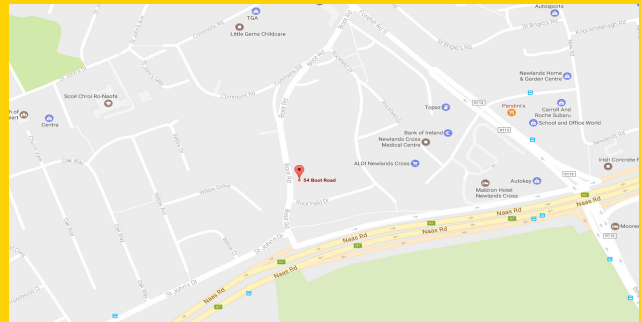
## DIRECTIONS

If travelling from Belgard Road through Newlands Cross proceed ahead passing The Maldron Hotel on left hand side and again passing The Topaz Service Station. At the traffic light junction turn left and proceed ahead. No. 54 can be found on the left hand side.

## 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 40 30 720 or 087 136 8084.**

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

## MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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