

**FOR SALE**

BY PRIVATE TREATY

**34 Oakdale Close  
Ballycullen  
Dublin 24**



**Four Bedroom End of Terrace  
c.116.1sq.m. /1,250sq.ft**



**Price: €425,000**

**raycooke.ie**  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine four bedroom end of terrace property with an additional side garage to the market on Oakdale Close, Ballycullen. This magnificent family home boasts an idyllic cul de sac setting tucked away next to a mere handful of other neighbouring properties. The location is truly next to none as within minutes walk you will find local shops, schools and leisure facilities. There are a host of bus routes within arm's reach and the M50 Motorway can be reached within minutes by car. Most spacious interior living accommodation of c. 1,250 sq ft comprises of entrance hallway, guest wc, lounge, dining room, kitchen with separate utility room, four bedrooms, main family bathroom and master bedroom ensuite. No. 34 is on an imposing site, with a garage to side, and magnificent potential for further extension to suit a growing family (subject to planning permission). You will find generous side gardens to the front and an equally impressive sunny south facing garden to the rear. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 1,250 sq ft
- Clean condition throughout
- Fresh paintwork
- Double glazed windows
- Gas fired central heating
- Good sized bedrooms
- Separate utility room
- Garage to side
- Fantastic potential to further extend (subject to pp)
- Peaceful cul de sac setting
- Large side gardens
- Sunny south facing rear garden
- Highly sought after development
- Within minutes of M50 motorway
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

14'8" x 5'9" (4.5m x 1.8m)

Laminate flooring with carpet to stairs and landing. Access to lounge, kitchen and guest WC

### LOUNGE

16" x 12'8" (4.9m x 3.9m)

Laminate flooring with a feature fireplace. Double doors to dining room.

### DINING ROOM

14'4" x 9'5" (4.4m x 2.9m)

Laminate flooring with sliding patio door to rear. Access to utility.

### KITCHEN

16" x 9'2" (4.9m x 2.8m)

Fitted kitchen units with tiled floor and splashback. Access to utility room

### BEDROOM 1

8'9" x 7'8" (2.7m x 2.4m)

Single bedroom to the front of the property with carpet floor.

### BEDROOM 2

14'4" x 10'8" (4.4m x 3.3m)

Master bedroom to the front of the property. Carpet flooring with built in wardrobe and access to ensuite.

### BEDROOM 3

13'1" x 9'2" (4m x 2.8m)

Double bedroom to the rear of the property. Carpet flooring with built in wardrobes.

### BEDROOM 4

9'5" x 8'9" (2.9m x 2.7m)

Double bedroom to the rear of the property. Carpet flooring with built in wardrobes.

### BATHROOM

6'6" x 5'9" (2m x 1.8m)

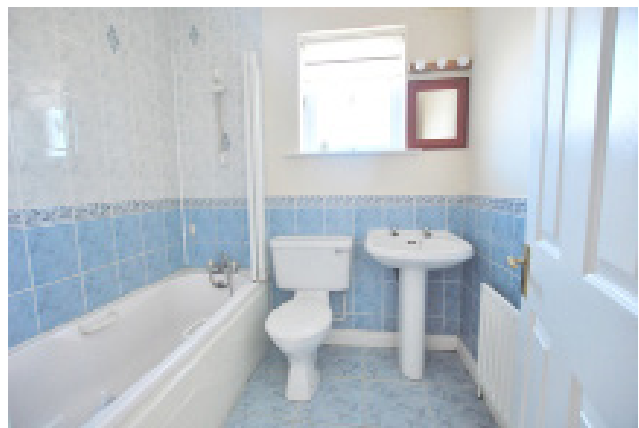
Fitted with WC, WHB and bath with shower attachment. Tiled floor and majority of wall.

### OUTSIDE FRONT

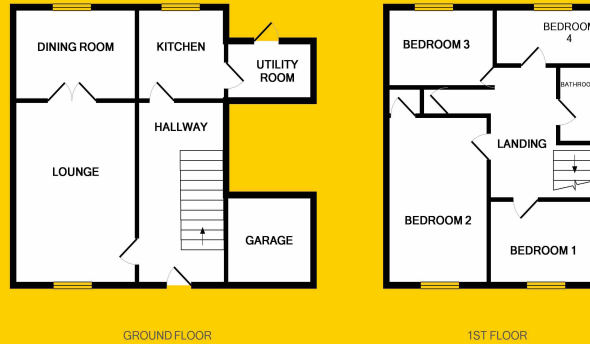
Peaceful cul de sac with extra large side gardens with access to garage and a long concrete driveway

### OUTSIDE REAR

Sunny south west facing garden. Walled and fenced with a large lawn area.



## FLOOR PLANS



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. Made with Metropix (2016)

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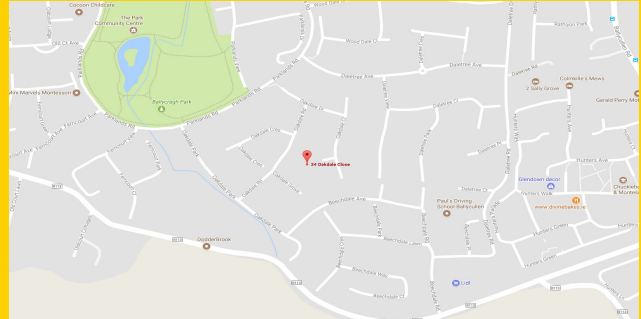
## DIRECTIONS

If travelling on Parklands Road with the park on your right hand side turn left onto Oakdale Park. Proceed ahead and turn left onto Oakdale Road, the second right turn onto Oakdale Drive and right again onto Oakdale Close. No. 34 is within the cl de sac on the right 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 **01 403 0720 or 087 136 8084.**

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

## MORTGAGES

- Pre-approved Mortgage
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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.



For further financial advice, please call: Sean Kavanagh on 01 40 30 720 or contact him by email [sean@raycooke.ie](mailto:sean@raycooke.ie)

### CLONDALKIN

(Head Office) 3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
F +353 (0)1 40 30 760  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght, Dublin 24

T +353 (0)1 45 99 288  
F +353 (0)1 40 30 760  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure, Dublin 6W

T +353 (0)1 68 75 800  
F +353 (0)1 40 30 760  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)



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