

**FOR SALE**

BY PRIVATE TREATY

**20 Riversdale Park  
Clondalkin  
Dublin 22**



Two Bedroom Bungalow  
c.62.7sq.m. /675sq.ft.



**Price: €245,000**

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

## DESCRIPTION

RAYCOOKE AUCTIONEERS are delighted to introduce this magnificent two bedroom bungalow to the market boasting an enviable position overlooking green space within 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.

Internal living accommodation of c. 675 sq ft comprises of entrance hallway, lounge, kitchen/breakfast room, main family bathroom and two double bedrooms. To the rear of the property is a most generous garden with a westerly aspect which is ideal for entertaining/relaxing and will attract the sunshine throughout the summer evenings. An ideal proposal for first time buyers or clients looking to downsize - Viewing is highly advised!

## FEATURES

- c. 675 sq ft
- Alarmed
- Double glazed windows
- Gas fired central heating
- 2 double bedrooms
- Fully tiled bathroom suite
- Triton electric shower
- Fitted kitchen
- Open fire to lounge
- Off street parking
- Generous rear garden
- Sunny westerly rear aspect
- Barna storage shed
- Overlooking green space to front
- Peaceful cul de sac position
- Mature and highly sought after development
- Located in the heart of Clondalkin Village
- Within walking distance to every conceivable amenity
- Bus routes on your doorstep



## ACCOMMODATION

### ENTRANCE HALL

16'0" x 4'5" (4.6m x 1.8m)

Laminate flooring, access to lounge, bathroom, two bedrooms and kitchen/breakfast room.

### LOUNGE

16'10" x 9'8" (4.9m x 3m)

Laminate flooring, featuring the fireplace with an open fire.

### KITCHEN/BRECKFAST ROOM

11'8" x 11'4" (3.6m x 3.5m)

Fitted I-shaped kitchen, tiled floor and access to the rear of the property.



### BEDROOM 1

11'1" x 7'87" (3.4m x 2.4m)

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

### BEDROOM 2

11'4" x 9'1" (3.5m x 2.8m)

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



### BATHROOM

7'8" x 5'5" (2.4m x 1.7m)

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



### OUTSIDE FRONT

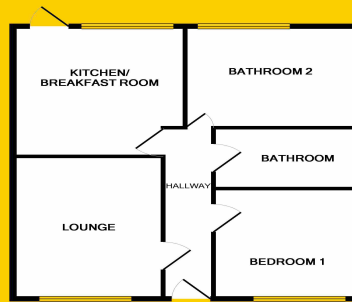
Overloading large green area, walled with gated entrance, concrete driveway and with side pebbled garden .

### OUTSIDE REAR

Sunny west facing rear, low maintenance, walled, and barna shed.



## 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 5/2016.

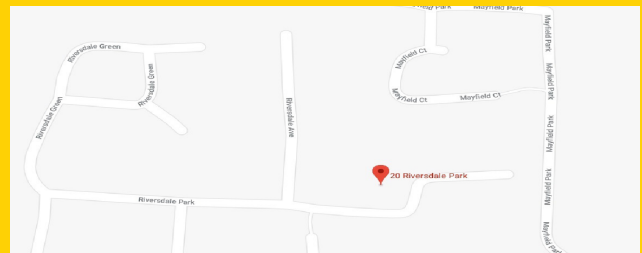
## DIRECTIONS

From M50 exit proceed to Monastery Road. At the major roundabout take the third exit onto Woodford Hill. Come to the bottom of the hill and at the roundabout turn left onto Woodford Walk. Continue straight ahead, straight through the next two roundabouts and turn left onto Watery Lane. Continue straight ahead and take your second right onto Riversdale Road. Take the second right turn and proceed ahead onto Riversdale Park. No. 20 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

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- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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