

FOR SALE

BY PRIVATE TREATY

**62 Laurel Park,
Clondalkin,
Dublin 22**



Three Bedroom Semi Detached
c.137sq.m. /1,475sq.ft.

BER TBC

Price: €375,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this extended three bedroom semi detached family home to the market in one of Clondalkin's more mature and sought after housing developments. Laurel Park is ideally situated right in the heart of Clondalkin Village and within arm's reach you will find a variety of bars & cafes, primary & secondary schools, and local shops & shopping centres. The M50 Motorway is found merely minutes by car and The Red Cow Luas Terminus is within walking distance; the location is truly next to none.

Interior living accommodation of c. 1,475 sq ft comprises of entrance hallway, large lounge, extended kitchen/breakfast room, rear sun room, three double bedrooms and main family bathroom. The rear garden is most generous in size c. 70 ft long and being bounded by mature trees and hedging is completely private. The side garage gives further scope to extend subject to necessary planning permission. All in all no. 62 will require modernisation by its new owner but boasts magnificent potential to be transformed into a stunning family home. Viewing is highly advised.

FEATURES

- c. 1,475 sq ft
- Oil fired central heating
- Extended kitchen and sun room
- Large lounge
- 3 double bedrooms
- Impressive, private rear garden c. 70 ft long
- Garage to side
- Magnificent potential to further extend (subject to necessary planning permission)
- Peaceful cul de sac setting
- Located in the heart of Clondalkin Village
- The M50 Motorway & The Luas within easy reach
- Viewing highly advised!



ACCOMMODATION

HALLWAY

10'8" x 9'5" (3.3m x 9.5m)

Front storm porch, carpet to floor, cloakroom and access to lounge and kitchen.

LOUNGE

25'5" x 12'7" (7.8m x 3.9m)

Large open plan room, feature fireplace, carpet to floor, sliding door to sun room and access to kitchen.

SUNROOM

12'4" x 7'2" (3.8m x 2.2m)

Carpet to floor and sliding door to the rear garden.

KITCHEN/ BREAKFASTROOM

19.6 x 11'1" (6m x 3.4m)

Lino to floor, fitted kitchen with extensive storage space and access to garage.

BEDROOM 1

11'4" x 10'4" (3.5m x 3.2m)

Double bedroom to the front of the property, carpet to floor and built in wardrobes.

BEDROOM 2

14'4" x 11'8" (4.4m x 3.6m)

Double bedroom to the front of the property, carpet to floor, and wall of built in wardrobes.

BEDROOM 3

11.1" x 10'4" (3.4m x 3.2m)

Double bedroom to the rear of the property, carpet to floor and wall of built in wardrobes.

BATHROOM

9.5'4" x 6'8" (2.9m x 6.9m)

Fitted bathroom with w.c, whb and bath with shower cubicle and Triton shower.

OUTSIDE FRONT

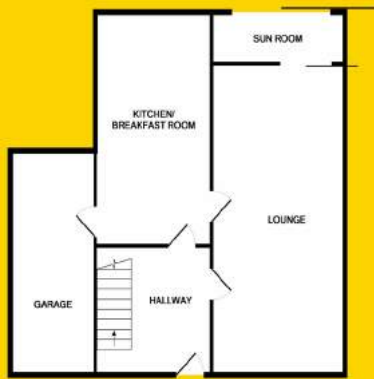
Concrete driveway with side lawn garden, garage access and bounded by mature trees and hedges.

OUTSIDE REAR

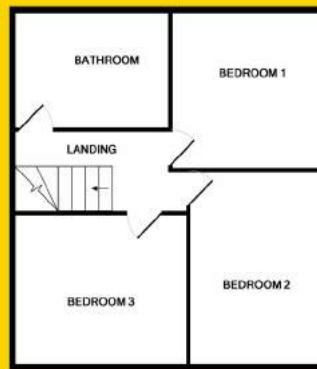
Private rear garden, bounded by mature trees and hedging and large laminate area.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

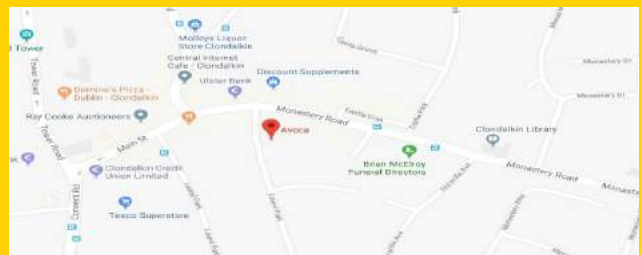
DIRECTIONS

If travelling from M50 Motorway take exit 9 for Clondalkin and keep left. In turn you will pass The Luas Park & Ride entrance and over the bridge towards Monastery Road. At the roundabout take the 1st exit and at the next roundabout take the 2nd exit onto Monastery Road. Continue ahead and after The Applegreen Service Station turn left onto Laurel Park. No. 62 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 and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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For further information or advice, please call:
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