

FOR SALE

BY PRIVATE TREATY

**31B St.Marks Crescent
Clondalkin
Dublin 22
D22 KP48**



Three Bedroom Semi Detached
c.102.1.sq.m /1,100.sq.ft



Price: €240,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this beautifully presented three bedroom family home to the market on St. Marks Crescent, Dublin 22. St. Marks is a mature development ideally located within a short stroll of Liffey Valley Shopping Centre and with an array of essential local amenities all within easy reach. Clondalkin Village and the M50 Motorway are very easily accessible by car.

The Interior of the home is decorated to the highest degree. The living accommodation of c. 1,100 sq ft comprises of entrance hallway, lounge, kitchen/ dining room, Downstairs WC, rear extension, three bedrooms, ensuite & main family bathroom. No. 29 has been lovingly cared for by its current owner and is in no less than pristine condition throughout. Externally, the front and rear are both very low maintenance with a concrete driveway and a most generous paved rear with an enviable south facing aspect. All in all it is one not to be missed; Call Ray Cooke Auctioneers for further information or to arrange viewing. This property would be perfect for first time buyers, couples looking to trade down and investors alike. Early viewings come highly recommended!!

FEATURES

- c. 1,100 sq ft
- Pristine condition throughout
- New Modern wooden flooring
- Double glazed windows throughout
- Gas fired central heating
- Downstairs WC
- Fitted modern kitchen with additional storage units
- Alarmed
- Fully tiled bathroom suite
- Additional rear Extension
- Ensuite
- Concrete front driveway
- Sunny south facing aspect
- Within arm's reach of Liffey Valley Shopping Centre
- Clondalkin Village & M50 Motorway within minutes by car



ACCOMMODATION

HALLWAY

5'9" x 11'8" (1.8m x 3.6m)

Modern wooden floor, alarm and access to downstairs wc.

LIVING ROOM

11'1" x 13'1" (3.4m x 4m)

Modern wooden floor, TV point and double doors into the kitchen.

KITCHEN

17'4" x 11'8" (5.4m x .6m)

Extended kitchen, modern counter tops and presses, and a hidden press for a washing machine and dryer.



DOWNSTAIRS WC

5'2" x 3'9" (1.8m x 1.6m)

Tiled flooring, wh and wc.

LANDING

6'5" x 8'5" (2m x 2.7m)

Trendy carpet and access to stira attic.

BEDROOM 1

10" x 10'8" (3.2m x 3.3m)

Wooden flooring, built in wardrobes, TV point and an ensuite.



BEDROOM 2

7'6" x 8'2" (2m x 3.m)

Double rooms, wooden floors and built in wardrobes.



BEDROOM 3

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

Double room, wooden floor and built in wardrobes.

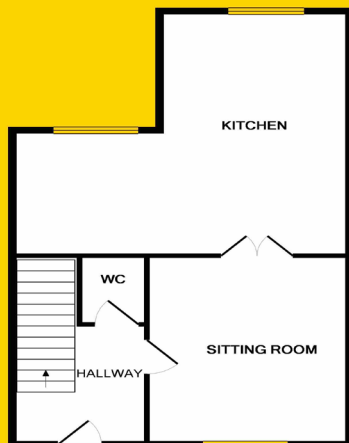
BATHROOM

6'5" x 7'5" (2m x 2.3m)

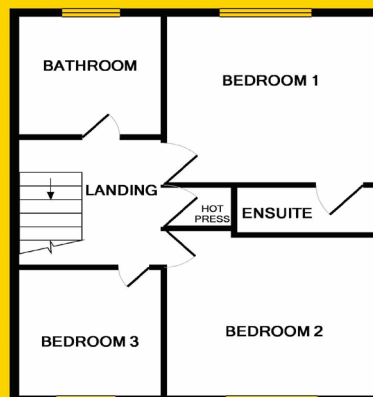
Tiled floor to ceiling, bath, whb and Triton power shower .



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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

Jack Flanagan and he can be contacted on 01 4030720 or 086 7788498

Alternatively you can send an email to jack@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 or 087 99 44 036

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

CLONDALKIN

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

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.