

FOR SALE

BY PRIVATE TREATY

**13 Yellow Meadows Drive
Clondalkin
Dublin 22
D22 XN23**



Three Bedroom End of Terrace
c.100.3sq.m /1,080sq.ft



Price: €325,000

PSR Licence Number 002307

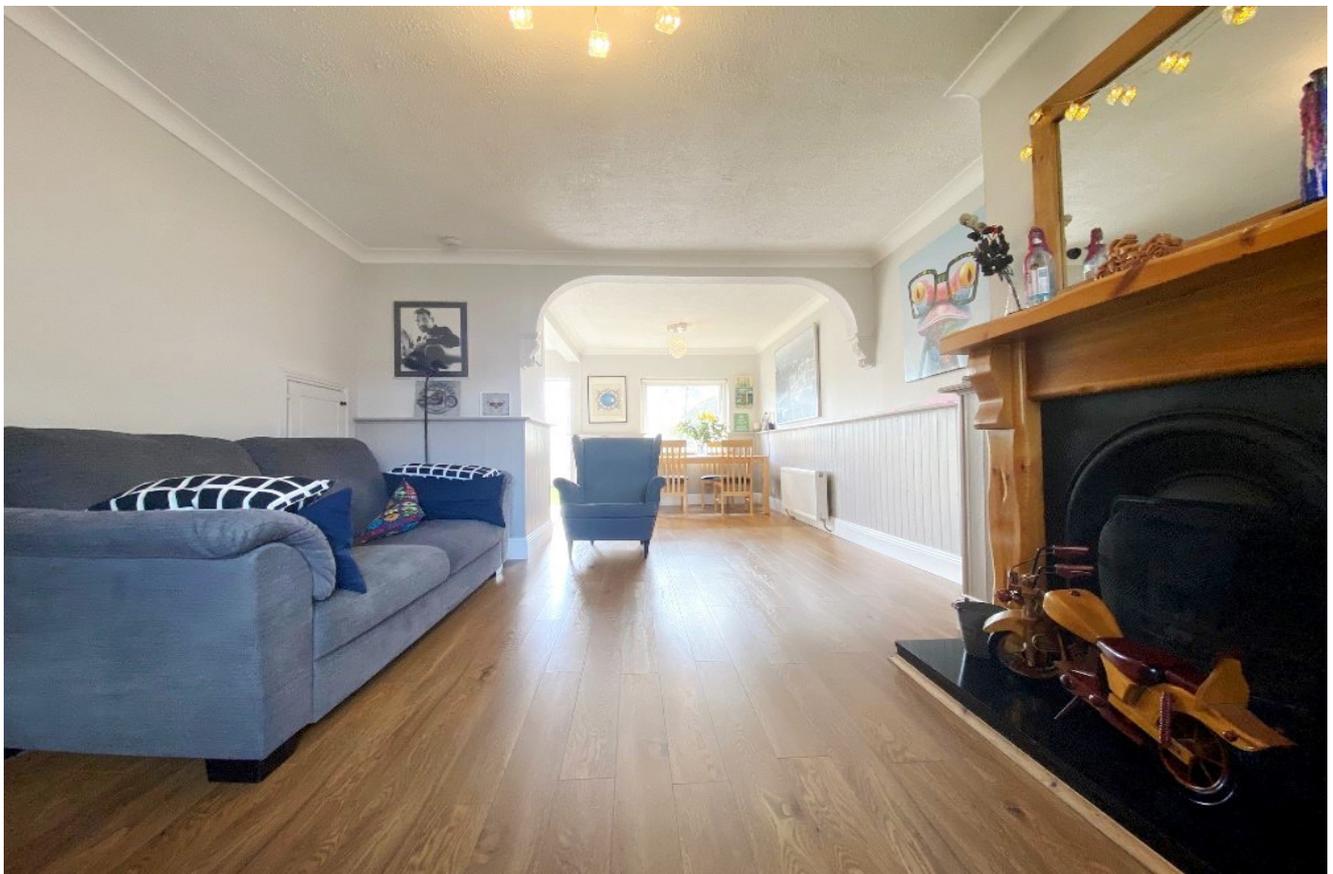
raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this splendid three bedroom end of terrace family home to the market wonderfully tucked away within Yellow Meadows, Dublin 22. Yellow Meadows, a mature and charming development, finds itself within arm's reach of Clondalkin Village along with a wide array of amenities including The Mill Shopping Centre, Clondalkin Leisure Centre and a choice of esteemed primary & secondary schools. Bus routes to and from Dublin City are on your doorstep along with the M50/N7 Road Networks & The Red Cow Luas Terminal merely minutes by car. Internal living accommodation of c. 1,080 sq ft comprises of entrance hallway, lounge, kitchen breakfast/room, three bedrooms, family bathroom and converted attic space. The attic is currently in use as a fourth bedroom but would suit a variety of uses. The low maintenance rear garden comes complete with paving & artificial grass, houses an XL block built shed, and is topped off with a sunny southerly orientation attracting the sun throughout the day. The most generous side space (c. 7m wide) changes the dynamic of the property and opens it up to a wide range of potential buyers. Interest is sure to be seen from builders/small developments keen to take advantage of the potential and erect a new dwelling to the side of no. 13. Alternatively the space is prime for a double storey extension or granny flat, the potential is endless. Register your interest today!

FEATURES

- c. 1,080 sq ft
- BER D1
- Immaculate condition throughout
- *LARGE SIDE SPACE WITH DEVELOPMENT POTENTIAL
SUBJECT TO NECESSARY PLANNING PERMISSION*
- Double glazed windows
- Gas fired central heating
- Fitted kitchen
- Fully tiled bathroom
- 3 bedrooms on first floor
- Converted attic room
- Attic currently in use as fourth bedroom but ideal for a variety of uses
- Low maintenance rear garden
- Rear paving and artificial grass
- Sunny south facing rear orientation
- XL block shed
- Side space with development potential (subject to necessary planning permission)
- Ample parking space to front
- Highly sought after development
- Within walking distance of Clondalkin Village
- M50 & The Luas within arm's reach



ACCOMMODATION



HALLWAY

6'9" x 5'9" (2.1m x 1.8m)

Laminate flooring with access to lounge and carpet to stairs and landing.

LOUNGE

16'7" x 15'0" (5.1m x 4.6m)

Laminate flooring with access to stairs, kitchen/dining area.

KITCHEN /DINING ROOM

9'5" x 15'0" (2.9m x 4.6m)

Laminate flooring in the dining area. Fitted kitchen with tiled flooring and tiled splashback.



BEDROOM 1

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

Double bedroom to the front of the property with laminate flooring.

BEDROOM 2

8'9" x 13'1" (2.7m x 4.0m)

Double bedroom to the rear of the property, with laminate flooring.



BEDROOM 3

5'9" x 7'5" (1.8m x 2.3m)

Single bedroom to the front of the property with laminate flooring.

BATHROOM

5'2" x 8'5" (1.6m x 2.6m)

Fully tiled bathroom with WC, WHB and shower.



ATTIC

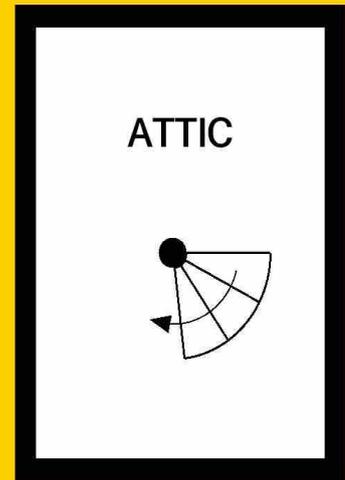
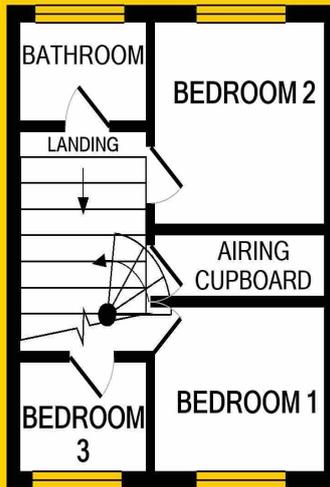
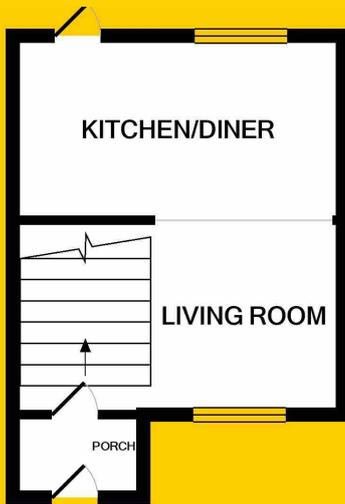
15'0" x 18'0" (4.6m x 5.5m)

Spiral staircase to attic loft in use as a forth bedroom with wooden flooring.

REAR GARDEN

Private south facing garden with block built shed and side saps of 7.5meters wide.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to Alanna.tyrrell@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

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

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@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

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@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 2021.