

**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](http://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

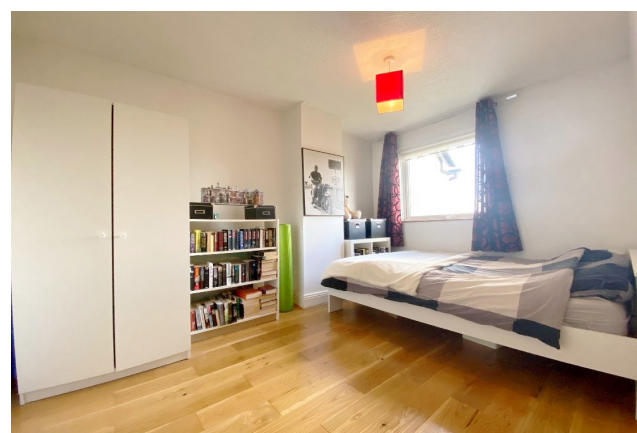
12'5" x 8'9" (3.8m x 2.7m)

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

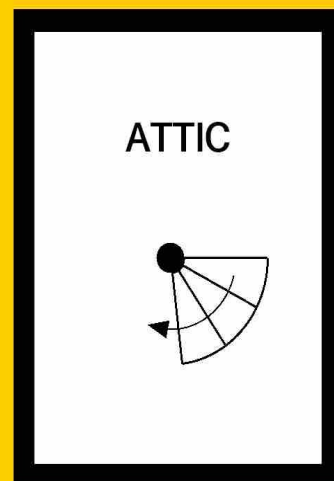
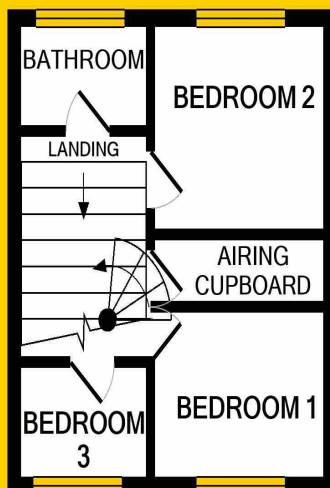
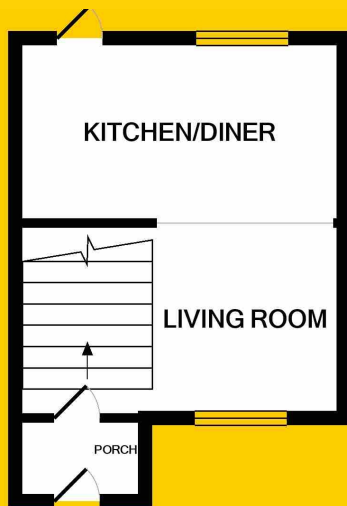
15'0" x 18'0" (4.6m x 5.5m)

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](mailto:Alanna.tyrrell@raycooke.ie) and we will contact you.



## MORTGAGES

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**01 40 30 720**

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### CLONDALKIN

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

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

### RATHCOOLE

Unit 10 Rathcoole Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

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

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

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

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

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

### GLASNEVIN

169 Mobhi Road  
Glasnevin  
Dublin 9

T +353 (0)1 699 5050  
E [glasnevin@raycooke.ie](mailto:glasnevin@raycooke.ie)



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