

**FOR SALE**

BY PRIVATE TREATY

1 Hazelwood Close  
Clondalkin  
Dublin 22  
D22KN23



Three Bedroom End of Terrace  
c.92.9sq.m. /1,000sq.ft.



**Price: €285,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom semi-detached family home to the market ideally positioned on Hazelwood Crescent. The location is second to none with easy access to transport links such as the M50, M7, bus routes and the Luas. Corkagh park is within walking distance and there schools shops and sports clubs within the area

Spacious living accommodation of c. 1,000 sq. ft. comprises of entrance hallway with under-stair storage, lounge, open plan kitchen/dining room, three bedrooms (2 double/1 single), en-suite in the master bedroom and a main family bathroom. To the rear of the property is a large garden. No. 1 has been meticulously maintained by its current owners and ideal for a first time buyer. It boasts PVC double glazed windows throughout, gas fired central heating and ample parking to the front. A 1st time buyers dream, Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 1,000 sq. ft.
- First time buyers dream
- LOCATION LOCATION LOCATION
- Gas fired central heating
- Double glazed windows
- Fully fitted kitchen
- Ample parking
- Large rear garden
- Low maintenance front with ample off street parking
- Highly sought after location
- Adjacent to Corkagh Park
- Within easy reach of M50 Motorway & The Luas
- Within walking distance of Clondalkin Village





## ACCOMMODATION

### HALLWAY

17'3" x 5'5" (5.3m x 1.7m)

Timber flooring with carpet to stairs and landing, access to lounge, kitchen and under stairs storage.

### LOUNGE

17'3" x 10'4" (5.3m x 3.2m)

Bright lounge with timber flooring, feature open fireplace and double doors to kitchen.

### KITCHEN/DINING

16'7" x 10'4" (5.1m x 3.2m)

Fully fitted kitchen with a range of eye and floor level units with tiled flooring, open plan dining area with sliding doors to rear garden.

### BEDROOM 1

12'7" x 10'1" (3.9m x 3.1m)

Double bedroom to the rear of the property with timber flooring, built in wardrobes and access to ensuite.

### BEDROOM 2

8'5" x 10'1" (2.6m x 3.2m)

Double bedroom to the front of the property with timber flooring and built in wardrobes.

### BEDROOM 3

9'5" x 7'2" (2.9m x 2.2m)

Single bedroom to the front of the property with timber flooring and built in wardrobes.

### BATHROOM

5'5" x 6'2" (1.7m x 1.9m)

Fully fitted bathroom with w.c, whb and bath, tiled flooring and partly tiled walls.



## 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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

Alternatively you can send an email to [conor@raycooke.ie](mailto:conor@raycooke.ie) and we will contact you.



## MORTGAGES

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- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 6875800 or contact him  
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