

FOR SALE

BY PRIVATE TREATY

30 Ashfield Park
Clonsilla
Dublin 15
D15 HCW1



Three Bedroom Semi Detached
c. 80.4 sq.m/ 865 sq.ft



Price: €260,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce this fantastic three bedroom semi-detached family home to the market ideally positioned within the mature residential area of Ashfield Park, Clonsilla. No. 30 is ideally located on a quiet cul-de-sac in a mature residential area, and is close to numerous amenities, such as shops and schools. It also benefits from its close proximity to Blanchardstown Shopping Centre, Millennium Park, and the National Aquatic centre. The area is well-served by public transport, and the N3 is only a short drive away, providing access to the national road network, Dublin City Centre and Dublin Airport. Bright and spacious internal living accommodation of C. 865 sq. ft comprises of entrance hallway, living room to the front with feature fireplace, tiled kitchen with access to the rear garden, three bedrooms (2 double/ 1 single) and a main fully tiled bathroom with bath and shower. The property is in need of some TLC but boasts magnificent potential for a range of buyers. Certain to be a hit with first time buyers or investors, call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- C. 865 sq. ft
- BER D2
- Bright and spacious three bed semi
- Side access
- Gas fired central heating
- Double glazed windows
- Large living room with feature fireplace
- Front driveway
- Bus routes on your doorstep
- Within walking distance of the Blanchardstown Shopping Centre
- Within easy reach of The N3 & M50 Motorway
- Local shops, bars & restaurants within close proximity
- Ideal for first time buyers, families and investors



ACCOMMODATION



HALL

14'4" x 5'6" (4.47m x 1.691m)

Solid timber flooring, access to living room, kitchen, and understair storage.

LOUNGE

15'3" x 10'1" (4.678m x 3.086m)

Located to the front of the property, feature fireplace, TV point, and solid timber flooring.

KITCHEN

3'6" x 16'07" (1.1m x 4.9m)

Kitchen is located to the rear of the property. Tiled flooring, floor to eye level units and access to rear.



BEDROOM 1

14'1" x 9'3" (4.3m x 2.84m)

Double room to the front of the property, double glazed windows and with built in wardrobes.



BEDROOM 2

10'1" x 9'8" (3.085m x 2.979m)

Double room to the rear of the property with double glazed windows, carpet to flooring and built in wardrobes.



BEDROOM 3

6'4" x 8'4" (1.939m x 2.559m)

Single room to the front of the property with double glazed windows.

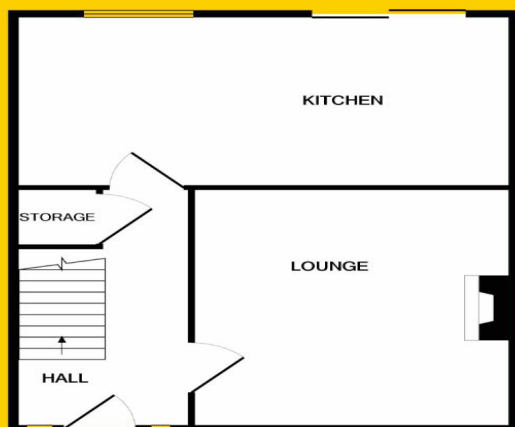
BATHROOM

4'6" x 5'9" (1.4m x 1.825m)

Fully tiled bathroom, WHB, bath, and WC



FLOOR PLAN



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

John Sullivan and he can be contacted on 01 6875800 or 086 0469458

Alternatively you can send an email to John@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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