

**FOR SALE**

BY PRIVATE TREATY

25 Riverside  
Clondalkin  
Dublin 22



Three Bedroom End of Terrace  
c.90.1sq.m. / 970sq.ft.



Price: €245,000

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## DESCRIPTION



RAY COOKE AUCTIONEERS proudly present this magnificent three bedroom end of terrace property to the market tucked away within the prestigious development of Riverside, Dublin 22. This central development is located just off Watery Lane and finds itself quite literally a short stroll from the heart of Clondalkin Village. Buses are found at the entrance to the development and both the M50 Motorway & The Red Luas Line within 5 minutes by car. Primary & secondary schools, Corkagh Park, Clondalkin Leisure Centre and The Mill Shopping Centre are all very easily accessible. Living accommodation of c. 970 sq ft comprises of entrance hallway, guest wc, kitchen/ breakfast room, lounge, three bedrooms and main family bathroom. No. 25 is a true gem and offers much more than your average 3 bed house; to the rear you will be blown away by a breathtaking garden, c. 50 ft in length, and further enhanced by an enviable westerly aspect. The substantial side space is a striking feature and previously had planning permission granted for a double storey extension incorporating a dining room, study and 2 additional bedrooms. One not to be missed - Call Ray Cooke Auctioneers today!

## FEATURES

- c. 970 sq ft
- Clean condition throughout
- Gas fired central heating
- Alarmed
- Double glazed windows
- Feature master bedroom with 2 bright windows
- Breathtaking rear garden c. 50 ft in length
- Sunny west facing rear aspect
- Not overlooked
- XL side space (c. 4.5m)
- Planning permission previously granted for 2 storey extension
- Cul de sac setting
- Prestigious quaint development
- Only a short stroll from Clondalkin Village
- M50 Motorway & The Luas within minutes by car
- Stunning property; viewing highly advised!



## ACCOMMODATION

### FRONT

Cul de sac, concrete driveway with side lawn, extra large side space c.4.5m width.

### ENTRANCE HALL

19'6" x 5'9" (6m x 1.8m)

Carpet, access to kitchen, lounge, guest wc.

### LOUNGE

15'7" x 13'1" (4.8m x 4m)

Carpet, feature fireplace, sliding doors to rear.

### KITCHEN

16'4" x 9'5" (5m x 2.9m)

Located to the front of the property, fitted kitchen, tiled floor and splashback..

### REAR

Stunning westerly facing garden, surrounded by walls and mature trees

### BEDROOM 1

9'5" x 8'5" (2.9m x 2.6m)

Double bedroom to rear of property, carpet, built in wardrobes.

### BEDROOM 2

11'8" x 6'5" (3.6m x 2m)

Single room to rear of property, carpet and built in wardrobe.

### BEDROOM 3

15'7" x 11'8" (4.8m x 3.6m)

Large master bedroom to front of property with bright windows and built in wardrobes.

### BATHROOM

8'8" x 6'8" (2.7m x 2.1m)

Fully fitted , wc, wash hand basin and bath with Triton shower, skylight



## DIRECTIONS

If travelling out of Clondalkin Village, pass Clondalkin Garda Station and onto Orchard Road. After Molloy's Off License on the left hand side turn left onto Watery Lane. After the traffic light junction turn left and immediately turn right into Riverside.

## LOCATION



## 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

**Ross McHugh** and he can be contacted on **01 4030 720 or 087 136 8084.**

Alternatively you can send an email to **ross@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**

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