

FOR SALE

BY PRIVATE TREATY

18 Newlands Manor Drive
Clondalkin
Dublin 22



Four Bedroom Semi Detached
c.130.1sq.m. /1,400sq.ft



Price: €289,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine four bedroom family home to the market in the highly sought after gated development of Newlands Manor. Newlands Manor continues to be in high demand as it is conveniently located within easy reach of Clondalkin Village and its wide array of amenities; The Luas & the M50 motorway are also both only a stones throw away.

Bright and spacious living accommodation of c. 1,400 sq ft comprises of entrance hall, guest wc, lounge, separate dining room, kitchen/breakfast room with utility room, four bedrooms (3 double/1 single), main family bathroom and master bedroom ensuite. No. 18 boasts gas fired central heating, double glazed windows, an extended L-Shaped kitchen/breakfast room and generous side space with potential to extend subject to necessary planning permission. Viewing is highly advised, Call Ray Cooke Auctioneers today!

FEATURES

- c. 1,400 sq ft in size
- BER C3
- Alarmed
- Clean condition throughout
- Double glazed windows
- Gas fired central heating
- Utility room
- Private rear garden
- Generous side entrance
- Potential to further extend subject to necessary planning permission
- Guest wc & master bedroom ensuite
- Ample parking to front
- Secure gated development
- Located adjacent to Corkagh Park
- Within easy reach of Clondalkin Village
- Close to The Luas & M50 motorway
- Viewing highly advised!



ACCOMMODATION

HALLWAY

20'0" x 6'2" (6.1m x 1.9m)

Carpet to floor, access to lounge, kitchen/dinning room and guest w.c.

LOUNGE

20'1" x 13'1" (6.1m x 4m)

Lino to floor, feature gas fireplace, venetian blinds and double doors to diningroom.

DINING ROOM

14'7" x 9'5" (4.5m x 2.9m)

Lino to floor, large bright window.

KITCHEN

26'2" x 10'8" (8m x 3.3m)

Lino to floor, separate utility room with side access, fitted shaker style kitchen with additional breakfast bar, extended seating/dining area.

BEDROOM 1

9'8" x 7'5" (3m x 2.3m)

Single bedroom to front of the property, carpet to floor and venetian blinds.

BEDROOM 2

15'4" x 11'8" (4.7m x 3.6m)

Master bedroom to the front of the property, carpet to floor, built in wardrobes, venetian blinds and access to ensuite.

BEDROOM 3

13'4" x 10'1" (4.1m x 3.1m)

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

BEDROOM 4

10'1" x 10'1" (3.1m x 3.1m)

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

BATHROOM

6'8" x 5'9" (1.8m x 2.1m)

Fitted with w.c, whb and bath with triton shower, tiled to floor and bath area.

OUTSIDE FRONT

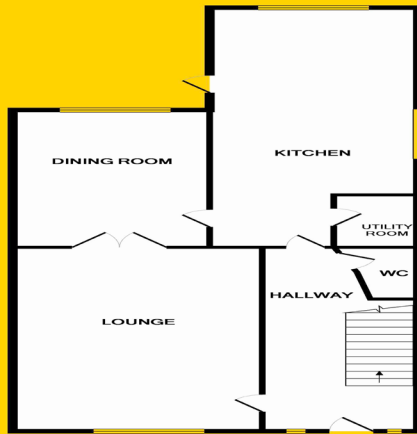
Maintained green areas with communal parking.

OUTSIDE REAR

Walled all round, large side entrance, lawned garden with decking.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

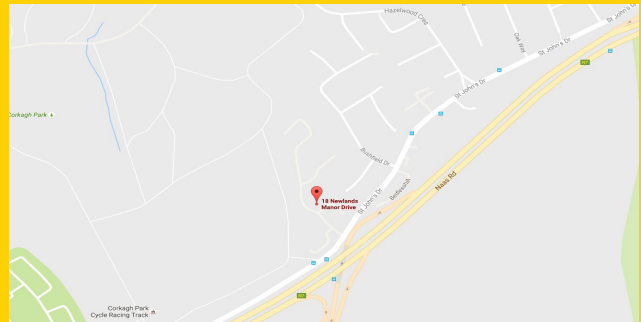
DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road and at the second set of traffic lights turn left onto the Boot Road. Continue straight ahead and take your last right turn just before the Naas Road. Proceed ahead, passing the Green Isle Hotel and then take your second right into the Newlands Manor development. Proceed ahead and no. 18 can be found on the right hand side..

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 40 30 720 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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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