

FOR SALE

BY PRIVATE TREATY

88 Cherrywood Crescent
Clondalkin
Dublin 22
D22 C2C2



Four Bedroom End Of Terrace
c.120sq.m/1,300sq.ft



Price: €329,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing no. 88 Cherrywood Crescent to the open market - an ideal family home tucked away at the end of this charming cul de sac, boasting a prime position within the development. Every conceivable amenity can be found within striking distance; local shops & schools, Corkagh Park, bars & restaurants & Clondalkin village to name but a few. Transport links abound with the M50, N7, N4 and the LUAS all within easy reach. Bright, spacious and expertly designed internal living space of c. 1,300 sq. ft. (120 sq m) comprises of entrance hallway, open plan L-shaped kitchen/dining/lounge, downstairs bathroom, home office/4th bedroom, three bedrooms and second family bathroom. To the rear is a large west facing garden with lawn area, decking and an extra large side entrance. No. 88 can certainly be described as the "perfect family home". It has been meticulously maintained and upgraded in recent years and now displays most versatile living accommodation, as inviting as can be found anywhere on the market, and will be virtually impossible not to picture it as your own upon viewing. The endless list of additional features includes polished porcelain tiling, NEST heating system, louvre blinds throughout and a solid fuel burning stove. A rare gem and certainly one not to let pass you by, Call Ray Cooke Auctioneers to register your interest today.

FEATURES

- c. 1,300 sq. ft. / 120 sq m
- BER C2
- Immaculately presented throughout
- Alarmed
- Polished porcelain tiling throughout
- Top quality Louvre Blinds
- Composite front door
- Handmade built in storage making excellent use of space available
- Nest heating system
- Solid fuel burning stove
- Bright dual aspect lounge
- Fitted modern kitchen with ample storage units and worktop space
- Two full bathrooms
- Additional room ideal as a 4th bedroom or home office
- Upgraded flooring upstairs
- Prime position within the development at the end of the cul de sac
- Off street parking for multiple cars
- Within short walking distance of local convenience stores & Corkagh park
- Within walking distance of Clondalkin Village
- Bus routes conveniently located to the front of the development
- M50, N7 & N4 motorway found merely minutes by car
- Viewing highly recommended



ACCOMMODATION

ENTRANCE HALL

5'5" x 5'2" (1.7m x 1.6m)

Polished porcelain tiling and plenty of built in storage.

LOUNGE/DINING ROOM

16'07" x 26'7" (4.9m x 8.15m)

Open plan L-Shaped room with polished porcelain tiling to floor. Built in storage throughout and stunning fireplace as centrepiece. Double doors to the rear garden.

KITCHEN

10'2" x 8'8" (3.11m x 2.17m)

Polished porcelain tiling to floor again and tiled splashback also. Floor and eye level units and top quality appliances.



BATHROOM UPSTAIRS

8'5' x 5'5" (2.6m x 1.7m)

Spacious room, fully tiled with heated towel rail, large bath, sink on storage pedestal, and wc.



BEDROOM 1

9'8" x 12'1" (3m x 3.7m)

Double room to the rear of the property, built in wardrobes, timber flooring, and top quality blinds.

BEDROOM 2

9'8" x 12'7" (3m x 3.9m)

Double room to the front of the property, built in wardrobes, timber flooring, and top quality blinds.



BEDROOM 3

9'8" x 7'2" (3m x 2.2m)

Single room to the front of the property, built in wardrobes, timber flooring, and top quality blinds.

BEDROOM 4/ OFFICE

12'8" x 10'54" (3.92m x 3.2m)

Built in storage, timber to floor, top quality blinds, great space and could suit a variety of uses.

BATHROOM 2

8'5' x 5'5" (2.6m x 1.7m)

Spacious room, fully tiled with heated towel rail, large bath, sink on storage pedestal, and wc

GARDEN

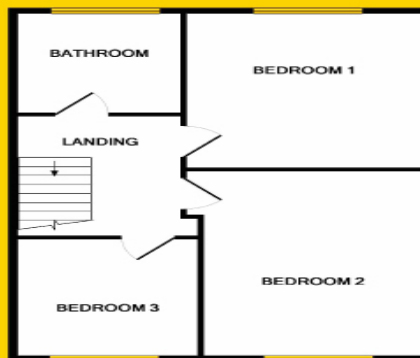
West facing with lawn, decking, and side entrance.



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

James Doney and he can be contacted on 01 4599288 or 086 1409043

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



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For further information or advice, please call:
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