



**For Sale** *By Private Treaty*

**12 Riverside Grove  
Clonshaugh  
Dublin 17  
D17AK00**

**3 Bedroom | 1 Bathroom | Semi-Detached | 116 sq.m**

**Guide Price: €395,000**



Scan to view Property



## Description

Ray Cooke Auctioneers are proud to present this magnificent, extended three-bedroom semi-detached family home ideally situated in a very popular and mature estate in Dublin 17 overlooking mature green area.

The location of Riverside Grove is second to none adjacent to a wealth of local amenities. Close to primary and secondary schools, Beaumont Hospital and Artane Castle & Northside shopping centre. There are numerous bus services nearby to the City Centre and surrounding areas. The property is also close to Dublin Airport, D.C.U., the M50 and M1.

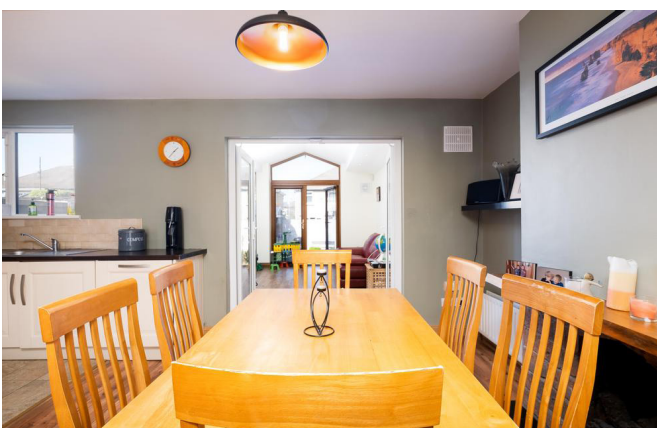
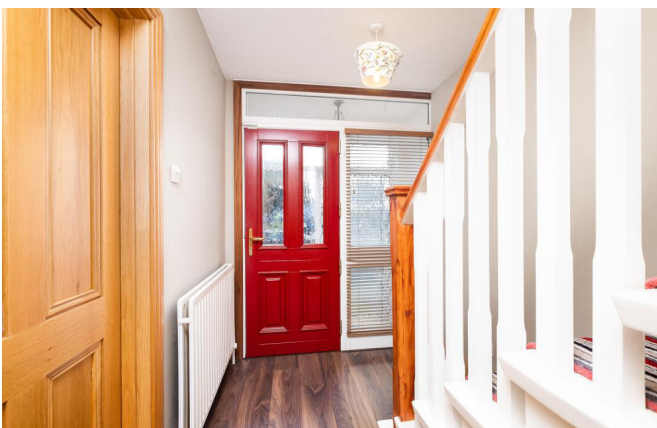
Bright and spacious living accommodation of c 116 sqm comprises of storm porch, entrance hallway, living room to the front with stunning feature fireplace, large open plan kitchen/dining room which is partly tiled and solid timber flooring leading to an extension in use as a sitting room with skylights all located on the ground floor. Upstairs hosts 3 bedrooms (2 double/ 1 single) with built in wardrobes and a main fully tiled bathroom with bath and shower. No. 12 comes to the market in pristine condition throughout and boasts many features including quality flooring throughout, double glazed windows, bright sky lights in the extension, gated side entrance, westerly facing orientation and a low maintenance rear garden with a large shed. There is also scope to convert the attic in this fine property.

This fantastic property is sure to interest buyers seeking a pristine, well maintained and superbly located home. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

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## Features

- c.116Sq.M
- BER D2
- 3 bed / 1 bath
- Semi-detached home
- Extension to the rear
- Gated side entrance to rear
- Shared side entrance
- Pristine condition
- Quality flooring throughout
- Three bedrooms with built in wardrobes
- Gas fired central heating
- Westerly facing rear garden
- Shed to the rear
- Scope to convert attic
- Excellent schools & DCU closeby
- Beaumont Hospital within walking distance
- Artane Castle shopping centre close by
- Fantastic location
- Easy access to M50 & M1 motorway
- Bus routes to City Centre close by
- Early viewing highly advised!!





## Accommodation

### Entrance Hall

2.14m x 3.56m

Laminate flooring with access to lounge, kitchen/ lounge and living room. Carpet to stairs.

### Lounge 2

3.42m x 4.00m

Lounge to the front of the property with carpet to floor, fire place and access to kitchen/dining room.

### Kitchen/ Dining Room

5.7m x 7.82m

Fully fitted kitchen with tiled flooring and access to living room.

Dining Room laminate flooring with fire place.

### Living Room

3.23m x 4.32m

Living room to the rear of the property with laminate flooring, two vlux windows and access to the rear garden.

### Bedroom 1

3.00m x 3.84m

Large double room to the rear of the property, built in wardrobes and laminate flooring.

### Bedroom 2

3.70m x 4.08m

Double room to the front for the property with carpet to floor.

### Bedroom 3

2.47m x 2.61m

Single room to the front for the property with laminate flooring.

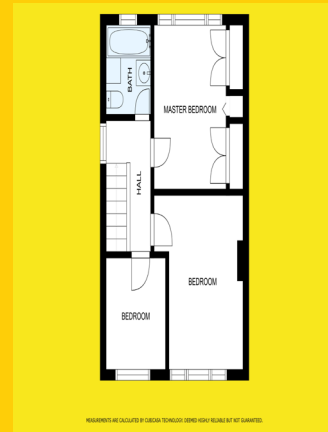
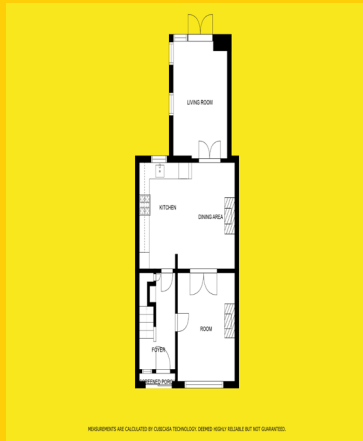
### Bathroom

1.84m x 2.08m

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



## Floor Plans



## Negotiator

**Ross McHugh**

01 699 5050 or 086 046 9458

Email: [john.sullivan@raycooke.ie](mailto:john.sullivan@raycooke.ie)



## 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.

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