

FOR SALE

BY PRIVATE TREATY

29 St. Marks Crescent
Clondalkin
Dublin 22



Three Bedroom Terraced
c.102.2sq.m. /1,100sq.ft.



Price: €200,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this beautifully presented three bedroom family home to the market on St. Marks Crescent, Dublin 22. St. Marks is a mature development ideally located within a short stroll of Liffey Valley Shopping Centre and with an array of essential local amenities all within easy reach. Clondalkin Village and the M50 Motorway are very easily accessible by car.

Interior living accommodation of c. 1,100 sq ft comprises of entrance hallway, lounge, kitchen/dining room, rear conservatory, three bedrooms and main family bathroom. No. 29 has been lovingly cared for by its current owner and is in no less than pristine condition throughout. Externally, the front and rear are both very low maintenance with a concrete driveway and a most generous paved rear with an enviable south facing aspect. All in all it is one not to be missed; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,100 sq ft
- BER C2
- Pristine condition throughout
- Upgraded double glazed windows to the front of the property
- Gas fired central heating
- Fitted modern kitchen with additional storage units
- Fully tiled bathroom suite
- 3 comfortable bedrooms
- Additional rear conservatory
- Concrete front driveway
- Generous low maintenance rear garden
- Paved to rear
- Sunny south facing aspect
- Within arm's reach of Liffey Valley Shopping Centre
- Clondalkin Village & M50 Motorway within minutes by car



ACCOMMODATION

ENTRANCE HALL

15'0" x 5'9" (4.6m x 1.8m)

Stormporch, tiled floor, understairs storage space, access to lounge and kitchen/dining room.

LOUNGE

14'1" x 10'8" (4.3m x 3.3m)

Laminate flooring, bright bay window.

KITCHEN/ DINING ROOM

17'0" x 9'8" (5.2m x 3m)

Fitted I-shaped kitchen, tiled floor and splashback, extended storage units, double door to conservatory.



CONSERVATORY

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

Laminate flooring, double doors to rear.



BEDROOM 1

10'8" x 8'8" (3.3m x 2.7m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobes.

BEDROOM 2

14'1" x 9'1" (4.3m x 2.8m)

Double bedroom to the front of the property, laminate flooring, built in wardrobes with overhead storage.



BEDROOM 3

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

Single bedroom to the front of the property, laminate flooring and built in wardrobes.

BATHROOM

6'5" x 5'5" (2m x 1.7m)

Fully tiled, fitted with w.c, whb and bath with triton shower.



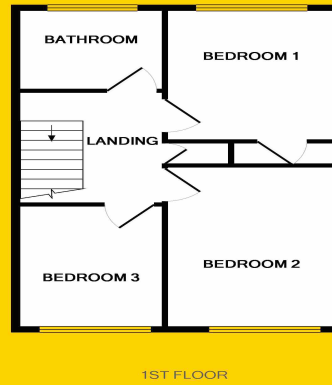
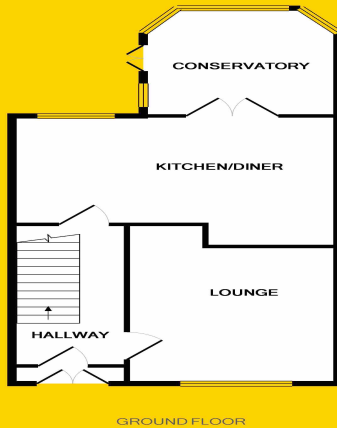
OUTSIDE FRONT

Walled with pillars and gated entrance, low maintenance concrete.

OUTSIDE REAR

Walled to sides and rear, low maintenance paving, sunny south facing aspect.

FLOOR PLANS



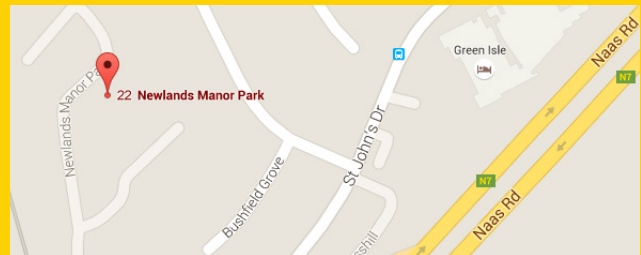
DIRECTIONS

If travelling from Clondalkin Village, proceed through the traffic light junction at The Waterside Pub. Continue straight ahead passing the On The Run Garage on your left hand side. Take the next right turn onto The Neilstown Road. Proceed straight through the roundabout at The Finches Pub and turn left onto St. Marks Avenue. Turn left onto St. Marks Drive and take the 2nd right turn onto St. Marks Crescent.

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



For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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