

**FOR SALE**

BY PRIVATE TREATY

**39 St Marks Gardens  
Clondalkin  
Dublin 22**



4 Bedroom Mid- Terraced  
c.321.5sq.m. / 1,055sq.ft.



**Price: €235,000**

**raycooke.ie**

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this STUNNING EXTENDED three bedroom mid-terraced property with the added bonus of a granny flat to the rear to the market on the hugely popular St Marks Gardens, Clondalkin, Dublin 22. The property is located a stone's throw from Liffey Valley Shopping Centra, Fonthill Business Park & Clondalkin Village with all its amenities. No.39 is one of the nicest houses to come to the market in a long time and is in fine decorative order throughout, this property is sure to appeal to a wide audience.

Bright and spacious living accommodation of 1055sq. ft comprises of, entrance hall, extended kitchen, dining/tv room, lounge to the front of the property, two double bedrooms and one single bedroom, main family bathroom and a stunning private rear garden with a large one bedroom self contained unit No. 39 boasts double glazed windows, gas fire central heating and a one bedroom granny flat/games room to the rear. Early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!! Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 1055 sq ft
- GRANNY FLAT TO THE REAR
- STUNNING from top to bottom...!!
- Ample parking
- 3 bed / 1 Bath
- SHOW HOME CONDITON
- Sough after development
- Double glazed windows throughout
- Mature & peaceful surroundings
- Gas fired central heating
- Fully alarmed
- Bus routes to city centre close by
- Easy Access to M50
- Early viewing is a must



## ACCOMMODATION

### ENTRANCE HALL

15'7" x 5'5" (4.8m x 1.7m)

Wood finish PVC front door with double glazed ornate glass inset, incorporating porch entrance, spacious hallway, white stone flooring, ceiling down lights, Storage area and side press.

### SITTING ROOM

11'8" x 16'7" (c. 3.27m x 4.31m)

Spacious sitting room, solid light oak timber flooring, large bay fronted windows, ceiling lights and coving kitchen/ Diningroom, (c.2.43m x 4.78m) Kitchen and dining extension (c.5.15m x 3.26m), wall to wall solid oak timber kitchen presses, units with work tops, tiled flooring, breakfast counter, raised ceiling with sky lights and door to rear garden.

### DINING ROOM/ LIVING ROOM

20'3" x 9'1" (6.2m x 2.8m)

Solid light oak timber flooring, featured fireplace with 'wood burner' stove, bright and spacious.

### BEDROOM 1

10'8" x 7'8" (3.3m x 2.7m)

Rear: Double dimensions, modern wall to wall wardrobe with slide/mirrored fronted doors and Solid oak timber flooring.

### BEDROOM 2

8.8" x 7'8" (2.7m x 2.4m)

Double dimensions, matching pair of built in wardrobes with over head presses, twin beds centered and solid oak timber flooring.

### BEDROOM 3

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

Single dimensions, spacious, built in wardrobes with slide robe mirror fronted doors, vanity unit and computer desk outside.

### BATHROOM

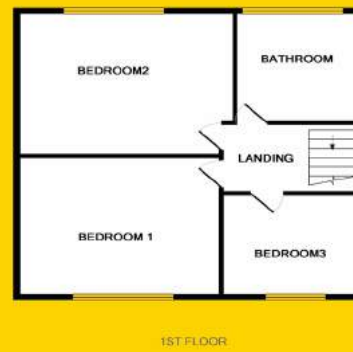
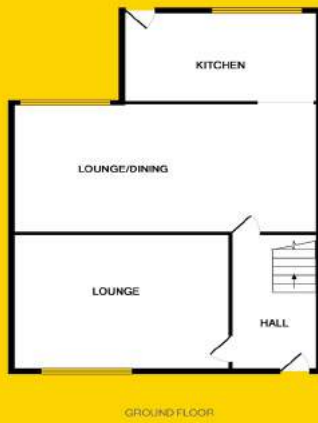
4'2" x 6'5" (.2.02m x 1.73m)

White suite, jacuzzi tub, shower with glass door, toilet, wash hand basin raised on modern cabinet, fully tiled wall and floor with border and Down lights.





## FLOOR PLANS



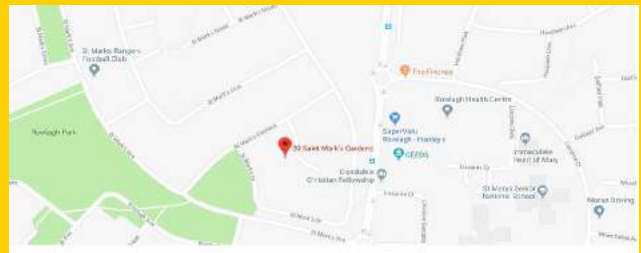
## DIRECTIONS

If travelling out of clondalkin Village passing The Mill Shopping Centre proceed straight through the traffic light junction at The Waterside Inn and again through the traffic light junction at The On The Run Service Station. Turn right onto Neilstown Road and proceed through the roundabout at Neilstown Shopping Centre. At the roundabout, take the 1st exit onto St Mark's Ave, Turn right onto St Mark's Gardens where you will find no.39 on your 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

Conor Clarke and he can be contacted on 01 6875800 or 086 8371963.

Alternatively you can send an email to [terenure@raycooke.ie](mailto:terenure@raycooke.ie) and we will contact you.

## MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders



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

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