

**FOR SALE**

BY PRIVATE TREATY

9 Grange View Park  
Clondalkin  
Dublin 22



Three Bedroom Semi Detached  
c.83.6sq.m. / 900 sq.ft.



**Price: €225,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this STUNNING three bedroom family home overlooking a large green area to the market located in the highly sought after Grange View Place, Clondalkin, D22. The location is next to none as within walking distance you will find local shops and leisure facilities, Clondalkin Village and Corkagh Park. A mere two minute drive away you will also find The Red Cow Luas Stop and the M50 motorway.

Living accommodation comprises of entrance hall, lounge, kitchen/dining room, main bathroom, three bedrooms (two double/one single) and master bedroom ensuite. To the rear you have a stunning south facing garden with 2 sheds. No. 9 comes to the market with no expense spared and has clearly been meticulously maintained by its current owner and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 900 sq ft
- Pristine condition throughout
- Turn key family home
- NOT OVERLOOKED
- LARGE DRIVEWAY
- South facing rear garden
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Double glazed windows throughout
- Fully alarmed
- NEW GAS BOILER
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



## ACCOMMODATION

### ENTRANCE HALL

14'8" x 5'8" (4.5m x 1.7m)

Laminate flooring. Access to lounge and kitchen/dining room.

### KITCHEN/DINING ROOM

17'4" x 9'8" (5.3m x 3.0m)

L shaped high gloss kitchen. Polished porcelain tiled floor and tiled splashback.

### LOUNGE

13'5" x 11'2" (4.1m x 3.4m)

Laminate flooring. Fireplace with gas fire.

### BEDROOM 1

17'7" x 9'5" (3.4m x 2.9m)

Double to rear. Carpet. Built in wardrobes. Access to ensuite.

### BEDROOM 2

8'5" x 7'9" (2.6m x 2.4m)

Single to front. Laminate flooring.

### BEDROOM 3

11'8" x 9'5" (3.6m x 2.9m)

Double to front. Laminate flooring. Built in wardrobes with shelving.

### FRONT

Generous concrete driveway. Overlooking green area.

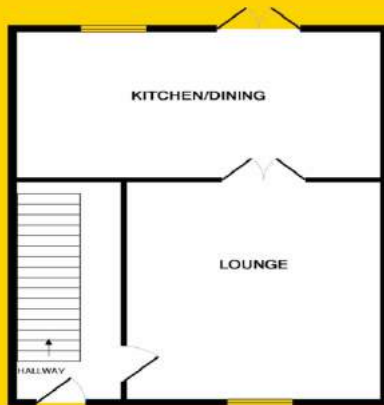
### REAR

Fully Generous rear garden. Fully fenced. Paved area with lawn garden. Barna shed with separate timber shed, ideal for office or gym space.

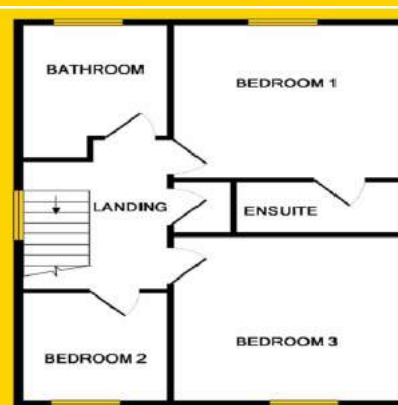




## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

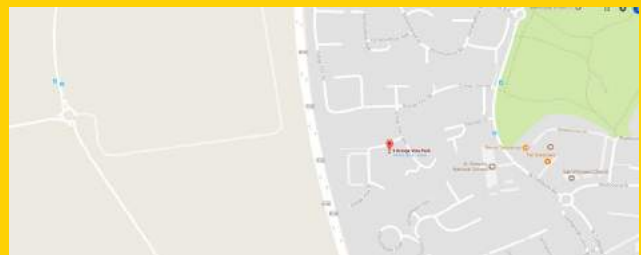
## DIRECTIONS

From Red Cow proceed along Naas Road. Turn right at Newlands Cross (Bewleys Hotel). Continue along the Fonthill Road at the next main roundabout take the first exit (left). Proceed along the Nangor Road and at the second set of traffic lights turn right. Pass the Swallows Pub on your right hand side and then turn left into Grangeview. Once in Grangeview take your first left turn and no.9 will be on your left 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 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@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**

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

### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

**raycooke.ie**

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.