



**For Sale** By Private Treaty

72 Liscarne Gardens  
Clondalkin  
Dublin 22



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3 Bedroom | 1 Bathroom | Terraced | 74 sq.m

**Guide Price: €250,000**



## Description

RAY COOKE AUCTIONEERS take great pleasure in presenting this elegantly presented three bedroom family home to the market at 72 Liscarne Gardens, Dublin 22. Liscarne 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. 74 sq m (c. 796 sq ft) comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms and main family bathroom. Externally, the gated driveway to the front provides ample car parking space and to the rear of the property is a well-manicured garden. This property boasts a list of additional features to include gas fired central heating as well as plenty of built in storage and double glazed windows throughout.

No. 72 has been lovingly cared throughout the years and is presented as a blank canvas that has the potential to be the ideal family home. Call Ray Cooke Auctioneers for further information!

## Features

- BER C2
- c. 74 sq m
- c. 796 sq ft
- Double glazed windows
- Gas fired central heating
- Blank canvas
- Fully tiled bathroom suite
- 3 comfortable bedrooms
- Generous well-manicured rear garden
- Ample off-street parking
- Sunny south facing aspect
- Within arm's reach of Liffey Valley Shopping Centre
- Clondalkin Village & M50 Motorway within minutes by car





## Accommodation

### Entrance Hall

4.6m x 1.8m

Wooden flooring with access to the lounge and kitchen area.

### Lounge

4.8m x 3.2m

Bright large lounge to the front of the property, wooden flooring.

### Kitchen

2.8m x 5.1m

Tiled kitchen and dining area with double doors to the rear of the property.

### Bathroom

1.7m x 2.2m

Fully tiled, fitted with WC, wash hand basin and bath with shower.

### Bedroom 1

3.6m x 3.1m

Double bedroom to the rear of the property with wooden flooring.

### Bedroom 2

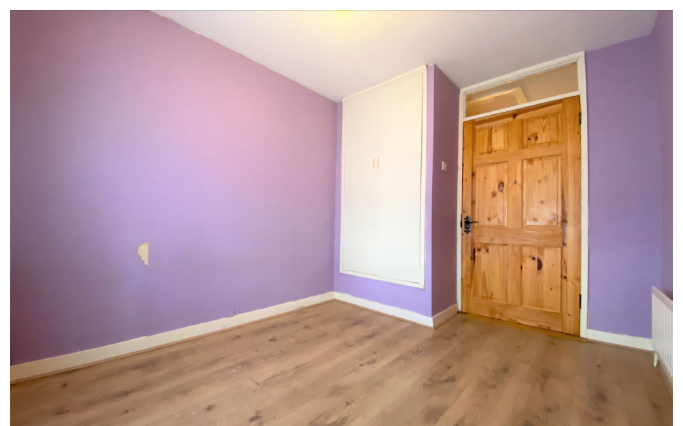
4.2m x 2.8m

Double bedroom to the front of the property with wooden flooring and built in wardrobes.

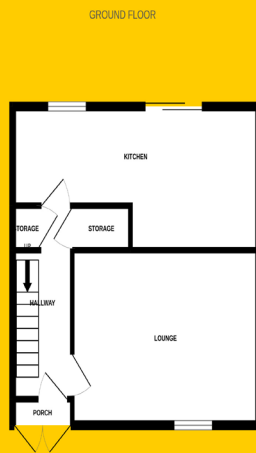
### Bedroom 3

2.9m x 2.3m

Single bedroom to the front of the property with wooden flooring and built in wardrobes.



## Floor Plans



## Negotiator

Ross McHugh  
01 6875800 or 087 1368084  
Email: [Ross@raycooke.ie](mailto:Ross@raycooke.ie)



## Viewing

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