

FOR SALE

BY PRIVATE TREATY

12 Newlands Road
Clondalkin
Dublin 22



Four Bed Semi Detached
c.144.9sq.m. / 1.560sq.ft.



Price: €395,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS TAKE GREAT PLEASURE IN PRESENTING THIS MAGNIFICENT 4 BEDROOM SEMI-DETACHED FAMILY HOME TO THE MARKET ON NEWLANDS ROAD, DUBLIN 22. NEWLANDS ROAD IS A MATURE, TREE LINED CUL SE SAC IDEALLY POSITIONED WITHIN A SHORT STROLL OF CLONDALKIN VILLAGE AND A VARIETY OF AMENITIES INCLUDING NEWLANDS GARDEN CENTRE, THE MILL SHOPPING CENTRE, ESTEEMED PRIMARY & SECONDARY SCHOOLS AND CLONDALKIN LEISURE CENTRE. ON A TRANSPORT NOTE YOU ARE WITHIN ARM'S REACH OF THE N7, THE M50 MOTORWAY, THE RED COW LUAS TERMINAL AND A HOST OF BUS ROUTES SERVING DUBLIN'S CITY CENTRE. INTERNAL LIVING ACCOMMODATION OF C. 1,560 SQ FT COMPRISES OF ENTRANCE HALLWAY WITH EXTENDED FRONT PORCH, OPEN PLAN LOUNGE/DINING ROOM, SEPARATE KITCHEN, THREE DOUBLE BEDROOMS UPSTAIRS ALONG WITH A BATHROOM AND GUEST WC, WITH A GARAGE CONVERSION DOWNSTAIRS NOW OFFERING A FOURTH DOUBLE BEDROOM COMPLETE WITH ITS OWN ENSUITE.

NO. 12 WILL REQUIRE INTERNAL MODERNISATION BUT IS EXTREMELY CLEAN THROUGHOUT AND BOASTS ENDLESS POTENTIAL. THE GARAGE CONVERSION ADDS A WHOLE NEW DIMENSION TO THE PROPERTY AS IT IS A PERFECTLY GOOD BEDROOM BUT COULD ALSO BE USED FOR A VARIETY OF OTHER USES I.E HOME OFFICE, CHILDREN'S PLAY ROOM, HOME GYM ETC. THE SPECTACULAR REAR GARDEN SPANS TO C. 65 FT IN LENGTH AND IS A HAVEN FOR CHILD'S PLAY ALONG WITH OFFERING SCOPE TO EXTEND SUBJECT TO NECESSARY PLANNING PERMISSION. VIEWING IS HIGHLY ADVISED, CALL RAY COOKE AUCTIONEERS FOR FURTHER INFORMATION.

FEATURES



- c. 1,560 sq ft
- In need of modernisation but clean condition throughout
- Additional front storm porch
- Oil fired central heating
- Upgraded uPVC double glazed windows to front and rear
- Large open plan lounge/dining room
- 3 double bedrooms upstairs
- Garage conversion downstairs to fourth bedroom with ensuite
- Stunning c. 65ft long rear garden
- Gated front entrance
- Mature and settled development
- Within a short stroll of Clondalkin Village
- N7/M50 and The Luas all within arm's reach
- Ideal family home
- Viewing highly advised!



ACCOMMODATION

HALLWAY

11'1" x 11'1" (3.4m x 3.4m)

Front Storm Porch, carpet to floor, access to lounge, kitchen and downstairs bathroom.

LOUNGE

25'5" x 12'7" (7.8m x 3.9m)

Large open plan room, laminate flooring, open fireplace, access to kitchen area and sliding door to the rear.

KITCHEN

14.4" x 11'1" (4.4m x 3.4m)

L-shaped fitted kitchen, lino to floor, tiled splashback, understairs storage and access to covered side passage way.



BEDROOM 1

11'8" x 10'8" (3.6m x 3.3m)

Double Bedroom to the front of the property, carpet to floor with built in wardrobes.



BEDROOM 2

14'4" x 11'4" (4.4m x 3.5m)

Double bedroom to the Front of the property, carpet to floor, built in wardrobes and with an open fireplace.

BEDROOM 3

14'7" x 10'8" (4.5m x 3.3m)

Double bedroom, carpet to floor, built in wardrobes and with an open fireplace.



BEDROOM 4

Located downstairs, accessed from hallway, Double bedroom, laminate flooring, access to fully tiled ensuite and shower cubical.

BATHROOM

7'2" x 6'5" (2.2m x 2.0m)

Fully tiled, fitted with whb, bath, separate shower cubicle, carpet to floor and tiled to wet area.

GUEST WC

7'2" x 2'6" (2.2m x 0.8m)

Tiled with w.c, carpet floor, and tiled to waist level.

FRONT

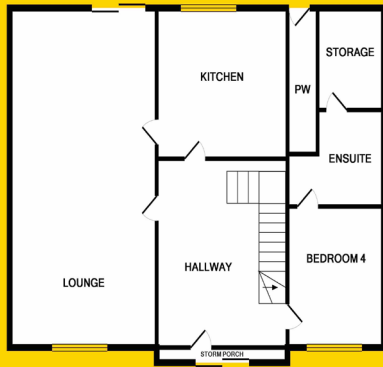
Gated concrete driveway, and side lawn garden.

REAR GARDEN

Magnificent rear garden, c.65sqf long, bounded by mature tree and hedges, large garden and side access.



FLOOR PLANS



GROUND FLOOR

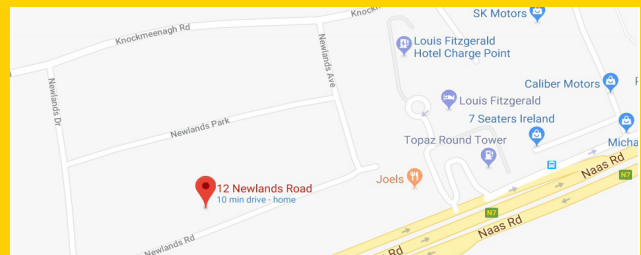


1ST FLOOR

DIRECTIONS

If travelling on Naas Road, exit for Clondalkin at Newlands Cross. At The Maldron Hotel traffic light junction turn right and at the T-junction turn right again. Proceed ahead as the road veers to the left onto Newlands Road. No. 12 can be found on the left hand side.

LOCATION



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.

NEGOTIATOR

Ross Mchugh and he can be contacted on 01 4030720 or 087 1368084.

Alternatively you can send an email to ross@raycooke.ie and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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For further information or advice, please call:
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