

**FOR SALE**

BY PRIVATE TREATY

**32 Saint Marks Grove  
Clondalkin  
Dublin 22  
D22 PT88**



Three Bedroom End Terrace  
c.81.75q.m /880.sq.ft

**BER** TBC

**Price: €199,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning three bedroom end-terrace with an extra large rear garden to the market on the hugely popular St Marks Grove, Dublin 22. The property is located a stone's throw from Liffey Valley Shopping Centra, Fonthill Business Park & Clondalkin Village with all its amenities. Also within easy reach are a host of bus routes, the N7, M50 and Lucan Village. Bright and spacious living accommodation of 880 sq.ft comprises of entrance hall, lounge, kitchen dining room, main family bathroom, two double bedrooms and one single bedroom. To the front there is off street parking for multiple cars and an extra wide side entrance leads out onto a long rear garden which would be perfect to suit the needs of a growing family. No. 32 comes to the market in very good condition throughout and boasts double glazed windows, gas fire central heating and top quality blinds & floors. Early viewing is highly advised - Call Ray Cooke Auctioneers for further information or to arrange viewing!!

## FEATURES

- c. 880 sq ft
- EXTRA LARGE GARDEN TO THE REAR
- Ample off street parking
- 3 bed / 1 Bath
- Stunning condition
- Sought after development
- Double glazed windows throughout
- Mature & peaceful surroundings
- Gas fired central heating
- Bus routes to city centre close by
- Easy Access to M50
- Early viewing is a must





## ACCOMMODATION

### LOUNGE

15'8"x10'8"(4.8m x 3.3m)

Spacious room to the front of the property. Top quality blinds and curtains.

### KITCHEN/LIVING

9'6"x16'8"(2.93m x 5.14m)

Floor and eye level units, top quality blind and curtains, double doors with access to the rear.



### BEDROOM 1

9'8"x7'7"(3m x 2.35m)

Single room to the front of the property, wooden floor and top quality blind.

### BEDROOM 2

10'8"x13'12"(3.3m x 4m)

Double room to the front of the property, carpet to floor. Top quality blind and curtains. Extra large room.



### BEDROOM 3

10'66"x9'8"(3.25m x 3m)

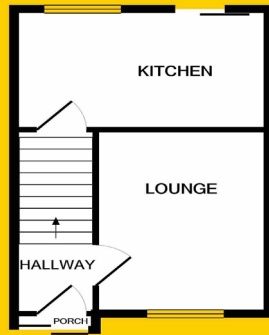
Double room to the rear of the property, laminate flooring and top quality blind and curtains.

### BATHROOM

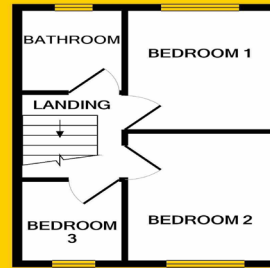
6'5"x6'5"(2m x 2m)

Fitted bathroom suite, with fitted bath, wc and whb.





GROUND FLOOR



1ST FLOOR

## 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

James Dronney and he can be contacted on 01 4599288 or 086 1409043

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



## MORTGAGES

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