



For Sale *By Private Treaty*

28 Grangeview Way
Clondalkin
Dublin 22
D22 AY82

3 Bedroom | 2 Bathroom | End of Terrace | 84 sq.m

Guide Price: €275,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS take great pleasure in introducing no. 28 Grangeview Way to the market. A 3 bedroom family home on an imposing corner site at the end of this idyllic cul de sac. Grangeview is tucked away just off the New Nangor Road you will find Grange Castle Business Park & Liffey Valley Shopping Centre very easily accessible, Clondalkin Village & The M50 Motorway within easy reach, along with a variety of local shops, schools and sports facilities all found within a stone's throw. Bright & spacious internal living accommodation of c. 84 sq m (c. 905 sq ft) comprises of entrance hallway, lounge, kitchen/ dining room, three bedrooms, main family bathroom and master bedroom ensuite. The front boasts off street parking for multiple cars while the side and rear garden benefit from a westerly orientation and offer incredible potential for further extension (subject to relevant pp). No. 28 is a stunning example of a beautifully maintained family home and is found in no less than turn-key condition. The long list of additional features includes gas fired central heating, built in storage and upgraded blinds & doors. The front of the property is not overlooked and the quaint cul de sac is ideal for child's play with minimal passing traffic. Early interest is guaranteed - Viewing highly advised!

Features

- c. 905 sq ft
- c. 84 sq m
- BER C3
- Imposing corner site
- XL rear garden
- West facing
- HEAPS of potential for further extension
- Recently upgraded gas fired central heating
- Double glazed windows
- In very good condition throughout
- 3bed 2bath
- Ample wardrobe space upstairs



Accommodation

Living

3.54m x 4.48m

Living room to the front of the property. Laminate flooring. Built in fire place.

Kitchen

7.05m x 5.36m

Kitchen to the rear of the property. Floor and eye level units.

Bathroom

1.96m x 1.89m

WC, WHB & fitted bath.

Bedroom 1

3.43m x 2.9m

Bedroom to the front of the property. Laminate flooring.

Bedroom 2

3.2 x 3.65m

Double bedroom to the rear of the property, Laminate flooring. Access to ensuite

Ensuite

0.83m x 2.6m

Bedroom 3

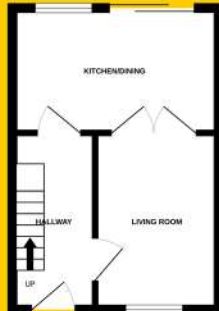
2.6m x 2.4m

Single bedroom to the front of the property. Laminate flooring.



Floor Plans

GROUND FLOOR



1ST FLOOR



Negotiator

James Droney

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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.

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