

FOR SALE

BY PRIVATE TREATY

**25 St Marks Crescent
Clondalkin
Dublin 22
D22 R2E9**



Four Bedroom End Of Terrace
c.107sq.m /1150sq.ft



Price: €239,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine four bedroom end-terrace with large side entrance to the market on the hugely popular St Marks Crescent, 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 c. 107 square metres (c. 1150 sq ft) comprises of entrance hall, lounge, kitchen dining room, main family bathroom, W.C., three 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. No. 25 comes to the market in need of cosmetic upgrade but boasts massive potential to be transformed into an ideal family home. Early viewing is highly advised - Call Ray Cooke Auctioneers for further information or to arrange viewing!!

FEATURES

- c. 1,150 sq ft
- c. 107 sq m
- LARGE GARDEN TO THE REAR
- Gas fired central heating
- Ample off street parking
- 4 bed / 1 Bath
- Generous room sizes downstairs
- Built in wardrobes
- Boasts massive potential
- Sought after development
- Mature & peaceful surroundings
- Bus routes to city centre close by
- Easy Access to M50
- Early viewing is a must



ACCOMMODATION



LIVING

4'67"x3'65"(15.32mx11.97m)

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

KITCHEN/DINING

6'6"x4'17"(21.65mx13.68m)

Kithcen to the rear of the property with access to the rear garden. Tiled floor and splash back. Floor and eye level units.



BEDROOM 1

3'3"x2'69"(10.82mx8.82m)

Double bedroom to the front of the property.

BEDROOM 2

11'90"x 10'49"(3.63mx3.2m)

Double bedroom to the front of the proeprty.



BEDROOM 3

11'05"x 7'31"(3.37mx2.22m)

Single room to the rear of the property.

BEDROOM 4

12'07"x10'49"(3.68mx3.2m)

Single room to the rear of the property.



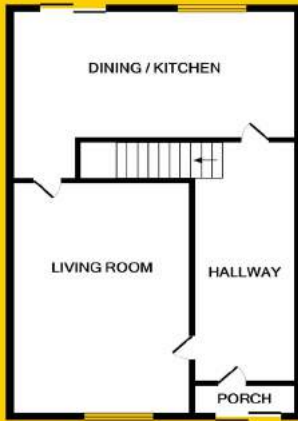
WC

6'06"x3'51"(1.85mx1.07m)

BATHROOM

6'10"x5'61"(1.86mx1.71m)





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

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For further information or advice, please call:
01 40 30 720

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CLONDALKIN

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

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

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

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

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

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

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

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

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie



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