

FOR SALE

BY PRIVATE TREATY

21 Rowlagh Gardens
Clondalkin
Dublin 22



Three Bedroom Terraced
c.89.9sq.m. /968sq.ft.

BER TBC

Price: €209,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning three bedroom property to the market in Rowlagh Gardens, Dublin 22. Rowlagh finds itself within walking distance of a wide array of local amenities not to mention having Liffey Valley Shopping Centre within arm's reach. The M50 motorway is very easily accessible and there are a host of bus routes to the front of the development.

Interior living accommodation of c. 968 sq ft comprises of entrance hallway, lounge, dining room, large extended kitchen, three bedrooms and main family bathroom. No. 21 is presented in beautiful condition throughout. To the rear is a block shed with electricity supply; ideal to suit a variety of uses. Interest is sure to be seen from 1st time buyers looking to step onto the ladder in a mature and sought after development. Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- C. 968 Sqft
- Brand new gas heating system
- Re insulated throughout
- Re wired & re plumbed
- Cobble lock front garden
- New windows and doors throughout
- Large rear extension with new fully fitted kitchen
- Within easy reach of Liffey Valley & M50 Motorway
- Bus routes to the front of the development
- Ideal for 1st time buyers
- Viewing highly advised



ACCOMMODATION

ENTRANCE HALL

5'6" x 16'7" (1.7m x 5.1m)

Tiled. Access to understairs storage.

LOUNGE

10'8" x 14'4" (3.3m x 4.4m)

Semi solid flooring. TV point. Feature fireplace with electric insert.

DINING ROOM

16'7" x 10'2" (5.1m x 3.1m)

Tiled flooring. Access to extended kitchen.

KITCHEN

25'3" x 9'7" (2.96m x 7.7m)

Tiled walls and flooring. Brand new fully fitted kitchen with new appliances.

BEDROOM 1

13'8" x 10'5" (4.2m x 3.2m)

Double bedroom to the front of the property, semi solid flooring. TV point.

BEDROOM 2

10'5" x 8'9" (3.2m x 2.7m)

Double bedroom to the rear of the property, semi solid flooring, built in wardrobes.

BEDROOM 3

9'5" x 7'5" (2.3m x 2.9m)

Single bedroom to the front of the property, semi solid flooring and built in wardrobes.

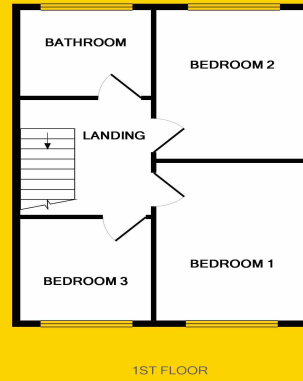
BATHROOM

8'2" x 5'6" (2.5m x 1.7m)

Fully tiled, fitted with w.c, whb and bath with T90 electric shower.



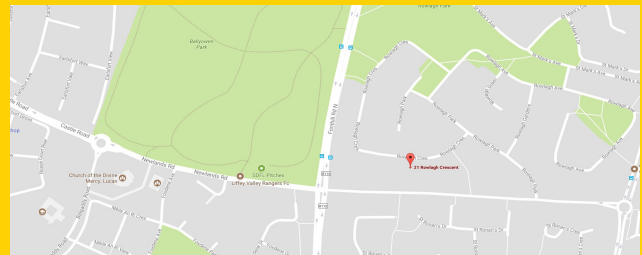
FLOOR PLANS



DIRECTIONS

Directions From the Liffey Valley M50 exit, turn left for Liffey Valley, at The Arc Bar roundabout continue straight through the roundabout and at the next major traffic light junction turn left. Turn left onto Rowlagh Park. Take the first right onto Rowlagh Gardens. No.21 is 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

Chase Nouri and he can be contacted on 01 40 30 720 or 086 130 4080.

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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