

FOR SALE

BY PRIVATE TREATY

**177 St. Johns Road West
Clondalkin
Dublin 22
D22VK82**



Three Bedroom Semi Detached
c.104.4sq.m /1,135sq.ft



Price: €365,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this magnificent 3 bedroom semi detached family home to the market ideally tucked away St Johns Road West, Clondalkin 22. On your doorstep you will find a wealth of local amenities including local shops, The Mill Shopping Centre, primary and secondary schools and leisure facilities, along with Clondalkin Village within walking distance.

This mature and peaceful development boasts an idyllic setting adjacent to Corkagh Park with access to the M50 & N7 Motorway merely minutes by car.

Internal living accommodation totals c. 1135 sq ft and comprises of entrance hallway, cloakroom, guest w.c, open plan lounge, kitchen & dining room, living room, three bedrooms and family bathroom. No. 177 has been lovingly maintained and refurbished over the years by its current owner and is prime for any growing family looking to lay down roots in the Clondalkin area. There is ample parking to the front and the manicured south facing rear garden is ideal for outdoor entertaining or child's play. Viewing highly advised; Register your interest today.

FEATURES

- BER C1
- C. 1135 sq ft
- Gas fired central heating
- Combi Boiler
- Fully alarmed
- Open plan living, kitchen, living
- Extended to the rear
- Stunning bespoke fitted kitchen
- Cloak room & Guest W.C
- Utility area off kitchen
- Double glazed windows
- Lounge with wood burning stove
- Three bright and spacious bedrooms
- Generous family bath
- Fitted wardrobes
- Access to attic via Stira Stairs
- Attic fully insulated
- Manicured south facing rear garden
- Peacefull location within a mature development



ACCOMMODATION



HALLWAY

28'2" x 5'9" (8.6m x 1.8m)

Laminate flooring with access to lounge, WC and cloak room.

LOUNGE

11'1" x 12'1" (3.4m x 3.7m)

Tiled flooring.

KITCHEN /DINING ROOM

25'2" x 15'09" (7.7m x 4.6m)

Tiled flooring in the kitchen and dining area.



GUEST WC

5'9" x 3" (1.8m x 3.31m)

Fitted with WC, wash hand basin and tiled flooring.

BEDROOM 1

10'8" x 13'7" (3.3m x 4.2m)

Double bedroom to the front of the property with laminate flooring and fitted wardrobes.



BEDROOM 2

10'1" x 9'8" (3.3m x 3.0m)

Double bedroom to the rear of the property, with laminate flooring and fitted wardrobes.

BEDROOM 3

7'5" x 9'8" (2.3m x 2.0m)

Single bedroom to the front of the property with laminate flooring and fitted wardrobes.

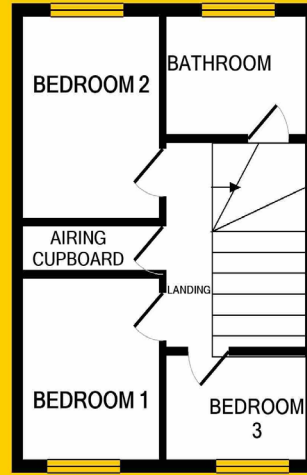
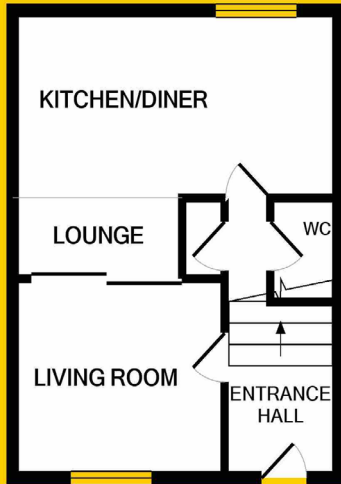


BATHROOM

5'9" x 6'5" (1.8m x 2.0m)

Tiled flooring and walls with WC, wash hand basin and shower.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

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



MORTGAGES

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For further information or advice, please call:
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