

FOR SALE

BY PRIVATE TREATY

57 Laurel Park
Clondalkin
Dublin 22
D22 K190



Five Bedroom Semi Detached
c.157.9sq.m. /1,700sq.ft.



Price: €395,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are overjoyed to introduce this absolutely magnificent five bedroom semi detached family home to the market on Laurel Park, boasting an idyllic cul de sac position within the heart of Clondalkin Village. With every conceivable amenity found within arm's reach is it any wonder why this particular estate is on the top of any buyer's wish list? Convenience stores, larger shopping centres, bars, cafes and schools are plentiful whilst the variety of sports clubs and leisure centres is admirable for all ages. Heavily extended internal living accommodation of c. 1,700 sq ft comprises of entrance hallway, lounge, living room, rear dining room, kitchen, utility with shower room, five bedrooms and main family bathroom. The low maintenance rear is paved and not overlooked. The gated front entrance gives way to an extra large cobblelock driveway with an additional side garden. Not one, but two garages, are accessible from either the front or the rear of the property. No. 57 is the ideal prospect for any growing family looking to trade up to the forever home and lay down roots in what is arguably the most sought after pocket of Dublin 22. Viewing is highly advised.

FEATURES

- c. 1,700 sq ft
- BER E2
- Gas fired central heating
- Most spacious rooms throughout
- Well presented/in need of modernisation
- Separate lounge/living room
- Extended dining room
- Fitted kitchen
- Utility with shower room
- 2 garages
- 5 bedrooms upstairs
- Low maintenance paved rear/not overlooked
- Extra large cobblelock front with side garden
- Peaceful cul de sac setting
- Ideal location in the heart of Clondalkin Village
- Mature and esteemed residential estate
- All amenities found within a short stroll
- M50 Motorway & The Luas found within minutes by car
- The perfect trading up home
- Viewing highly advised



ACCOMMODATION

HALLWAY

10'18" x 9'1" (3.3m x 2.8m)

Etended front porch, access to main hallway, carpet to floor, and access to lounge and kitchen.

LOUNGE

13'4" x 12'7" (4.1m x 3.9m)

Carpet to floor, open fire, double doors to living room.

LIVING ROOM

19'3" x 11'1" (3.9m x 3.4m)

Carpet to floor, gas fire, access to kitchen, and archway to extended dining room.

DINIG ROOM

8'8" x 8'2" (2.7m x 2.5m)

Carpet to floor, dual aspect with sliding door to rear.

KITCHEN

14'1" x 11'1" (4.3m x 3.4m)

Fitten kitchen with tiled splashback and lino to floor, and access to utility room.

UTILITY ROOM

12'4" x 8'2" (3.8m x 2.5m)

Housing washing machine unit, sink area and separete w/c and shower room. access to garage.

BEDROOM 1

11'4' x 10'1' (3.5m x 3.1m)

Double bedroom, facing front of the property, with carpet flooring, and built in wardrobes.

BEDROOM 2

14'4' x 13'7" (4.4m x 4.2m)

Double bedroom, facing front of the property, with carpet flooring, and built in wardrobes.

BEDROOM 3

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

Double bedroom, facing rear of the property, with carpet flooring, and built in wardrobes.

BATHROOM

Fitted with wc, whb, and bath with Tritan shower.

BEDROOM 3

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

Double bedroom, facing rear of the property, with carpet flooring, and built in wardrobes.

BEDROOM 4

7'8' x 7'5" (2.4m x 2.3m)

Single bedroom, facing rear of the property, with carpet flooring.

BEDROOM 5

7'8' x 7'5" (2.4m x 2.3m)

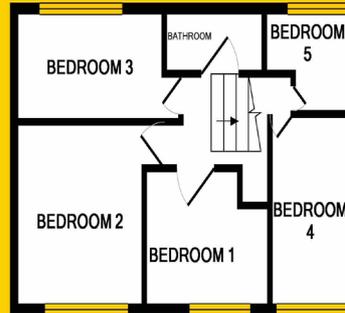
Double bedroom, facing front of the property, with carpet flooring, and built in wardrobes.



FLOOR PLANS



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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to Ross@raycooke.ie and he will contact you in due course.



MORTGAGES

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For further information or advice, please call:
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