

**FOR SALE**

BY PRIVATE TREATY

52 Whitethorn Crescent  
Palmerstown  
Dublin 20  
D22 X3T7



Three Bedroom Semi Detached  
c.97.5sq.m /1,050.sq.ft

**BER** TBC

**Price: €275,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three bedroom semi-detached family home with an additional attic conversion to the market located in the highly sought after Whitethorn Crescent, Palmerstown, Dublin 20. The location of Whitethorn could not be better with every conceivable local amenity schools, shops and all bus routes within walking distance and with Liffey Valley and the M50 motorway a mere two min drive away the location is next to none.

Bright and spacious living accommodation comprises of entrance hall, kitchen/dinning, large lounge, three bedrooms ( 2 doubles & 1 single), additional attic conversion ( currently in use as a 4th bed ) and a main family bathroom. The property also comes with a LARGE south/west facing garden to the rear and ample parking to the front. No. 52 comes to the market in very good condition and boasts an ideal opportunity to secure the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 1,050 sq.ft.
- Gas fired central heating
- Double glazing throughout
- NOT OVERLOOKED
- LOCATION LOCATION LOCATION
- PRIVATE REAR GARDEN
- 3 bed / 1 bath
- Ample off street parking
- Highly sought after location
- Only a stone's throw from M50 Motorway
- Within walking distance of Palmerstown Shopping Centre
- Every conceivable local amenity within arm's reach
- Early viewing highly advised





## ACCOMMODATION

### HALLWAY

Carpet to floors, stairs and landing, access to lounge and kitchen.

### LOUNGE

Bright lounge with laminate flooring feature fireplace and double doors to kitchen.

### KITCHEN

Fully fitted extended kitchen with eye and floor level units, tiled flooring, dining area and double doors to rear garden.



### BEDROOM 1

Double bedroom to the rear of the property with laminate flooring.

### BEDROOM 2

Double bedroom to the front of the property with laminate flooring.



### BEDROOM 3

Single bedroom to the front of the property with laminate flooring.

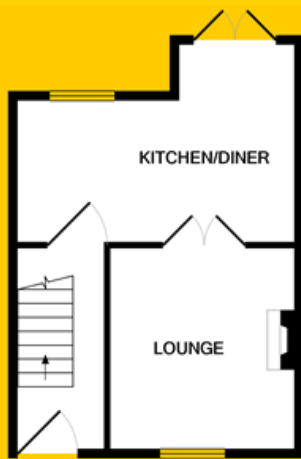
### ATTIC

Attic conversion currently in use as a 4th bedroom with laminate flooring.

### BATHROOM

Fully fitted bathroom with w.c, w.h.b and bath, fully tiled.

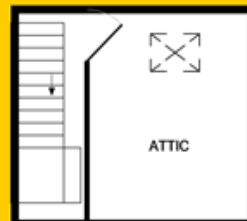




GROUND FLOOR



1ST FLOOR



2ND 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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

Alternatively you can send an email to [Conor@raycooke.ie](mailto:Conor@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:  
01 40 30 720

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22  
T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole  
Shopping Centre,  
Rathcoole, Co Dublin  
T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24  
T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W  
T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11  
T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

**raycooke.ie**

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.