

**FOR SALE**

BY PRIVATE TREATY

12 Park View Lawn  
Clondalkin  
Dublin 22



Three Bedroom Semi Detached  
c.98sq.m. /1,055sq.ft



Price: €275,000

raycooke.ie  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present no. 12 Park View Lawns to the Dublin 22 market. With an enviable position overlooking Corkagh Park and a mature tree-lined exterior view; the location simply will not be beaten. There are fantastic transport links on offer with the no. 69 bus passing your front door, the M50 & N7 road networks within arm's reach and the Red Luas Line found merely minutes by car. Clondalkin Village is within walking distance where you can avail of plentiful amenities including primary & secondary schools, bars, cafes, The Mill Shopping Centre and Clondalkin Leisure Centre.

Interior living accommodation of c. 1,055 sq ft comprises of front porch giving way to the entrance hallway, guest wc, lounge, kitchen/dining room, additional rear sunroom, three bedrooms and main family bathroom. No. 12 is presented in flawless condition throughout and the rear sunroom adds a whole new dimension to the property. A 1st time buyer's dream – Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 1,055 sq ft
- BER B3
- Oil Fired central heating
- Brand new boiler with modern digital heating controls
- Double glazed windows
- Fully alarmed
- Front porch area
- Beautiful condition throughout
- Extended rear sunroom
- Upgraded bathroom suite
- Generous walk in shower with Triton Shower unit
- Additional wardrobe space
- Manicured rear garden; not overlooked
- Tarmac driveway with ample space to park 2 cars
- Gated front driveway
- Picturesque tree lined front views
- Overlooking Corkagh Park
- M50 & N7 road networks within arm's reach



## ACCOMMODATION

### HALLWAY

14'4" x 5'5" (4.4m x 1.7m)

Additional front porch. Carpet to floor. Guest wc. Access to lounge and kitchen.

### LOUNGE

14'1" x 10'8" (4.4m x 3.3m)

Carpet to floor. Feature fireplace with electric fire insert. Double doors to kitchen and dining room.

### KITCHEN/DINING ROOM

11'5" x 10'4" (3.4m x 3.2m)

Fitted L shaped kitchen with tiled floor and splashback. Carpet to dining area with double doors to sunroom.



### SUNROOM

15'1" x 10'8" (4.6m x 3.3m)

Mlaminat flooring. Pitched roof. Two Velux windows. Double doors to rear garden.

### BEDROOM 1

11'4" x 10'8" (3.5m x 3.3m)

Double to rear. Carpet. Wall of built in wardrobes and overhead storage.



### BEDROOM 2

11'5" x 10'8" (3.5m x 3.3m)

Double to front. Carpet to floor. Built in wardrobes.

### BEDROOM 3

8'5" x 8'2" (2.6m x 2.5m)

Single to front. Carpet. Built in wardrobes.

### BATHROOM

7'8" x 5'9" (2.4m x 1.8m)

Fully tiled bathroom suite fitted with wc, whb, and walk in shower unit. Walled triton shower.



### FRONT

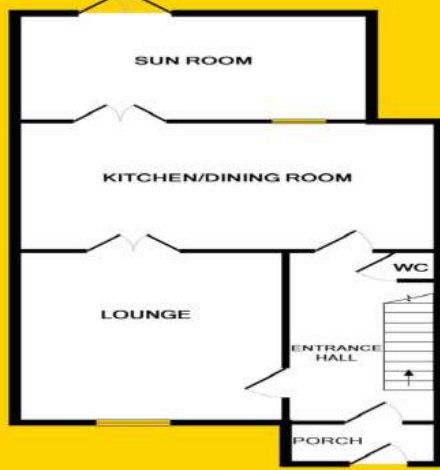
Attractive mature trees and overlooking Corkagh Park. Extended tarmac driveway with gated entrance. Side lawn are with hedging.

### REAR

Not directly overlooked. Manicured with attractive border planting.



## FLOOR PLANS



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

If travelling out of Clondalkin Village take the Boot Road and turn right onto St. John's Drive heading towards The Green Isle Hotel. Take your third right turn onto Hazelwood Crescent. Proceed ahead onto Park View Lawns and no. 12 can be found on the right hand side.

## 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.

## LOCATION



## NEGOTIATOR

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

## MORTGAGES

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Financial Services Ltd

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