

**FOR SALE**

BY PRIVATE TREATY

5 Palmers Copse  
Palmerstown Manor  
Palmerstown  
Dublin 20



Three Bedroom Semi-Detached  
c.97.55.sq.m. / 1,050sq.ft.

**BER** TBC

Price: €320,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic three bedroom semi-detached family home to the market located in the highly sought after Palmers Copse, Palmerstown Manor, Dublin 20. The location of Palmertstown Manor could not be better with every conceivably 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) and a main family bathroom. The property also comes with a maintenance free sunny garden to the rear and ample parking to the front. No. 5 comes to the market in 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. 1050sq.ft
- Gas fired central heating
- Double glazing throughout
- Cul De Sac Location
- Fabulous kitchen
- 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

### ENTRANCE HALL

14'4" x 3'9" (4.4m x 1.2m)

Laminate flooring, carpet on stairs, access to lounge/kitchen, under stairs storage.

### LOUNGE

11'1" x 15'4" (3.4m x 4.7m)

Laminate flooring, large bright room, future electric fireplace.

### KITCHEN

11'4" x 17'3" (3.5m x 5.3m)

Fully fitted kitchen, dining area, laminate flooring, access to lounge and rear garden.



### BEDROOM 1

11'1" x 11'4" (3.4m x 3.5m)

Double room to the rear of the property, laminate flooring, built in wardrobes.



### BEDROOM 2

12'7" x 11'1" (3.9m x 3.4m)

Double room to the front of the property, laminate flooring, built in wardrobes.



### BEDROOM 3

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

Single room to the front of the property, laminate flooring.

### BATHROOM

6'2" x 4'9" (1.9m x 1.8m)

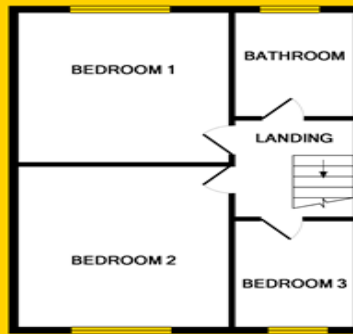
Fully fitted with w.c, whb and bath with shower pump, fully tiled.



## FLOOR PLANS



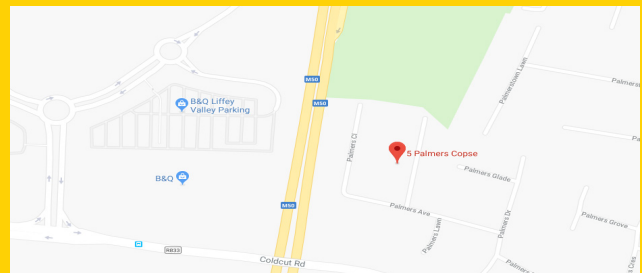
GROUND FLOOR



## 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.

## LOCATION



## NEGOTIATOR

**Conor Clarke** and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **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 or 087 99 44 036**

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