

FOR SALE

BY PRIVATE TREATY

1A St. Patricks Road
Clondalkin
Dublin 22



Four Bedroom Detached House
House c.148.6sq.m. /1,600sq.ft
Site c.835sq.m/0.2 acres



Price Region: €400,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS - CLONDALKIN'S NO.1 AGENT are delighted to present this magnificent four bedroom detached property to the market on St. Patricks Road, Dublin 22. No. 1A was built c. 2007 and boasts all the advantages of a modern structure but with the allure of a mature, settled and well established development. Ever in high demand, St. Patricks Estate is only a brisk walk from Clondalkin Village and finds itself surrounded by a wealth of local amenities including esteemed primary and secondary schools, extensive recreational and leisure facilities, The Mill Shopping Centre and a variety of bars and restaurants. The area is well serviced by direct bus routes to Dublin's City Centre as well as being within easy access of the M50 and The Red Cow Luas Stop. Internally the property extends to c. 1,600 sq ft and enjoys bright, well-proportioned living accommodation comprising of entrance hallway with under stairs storage space, large lounge, open plan dual aspect kitchen/dining room with separate utility area and guest wc, four double bedrooms, main family bathroom and master bedroom ensuite. There is a garage incorporated into the ground floor of the property; ideal for storage or sheltered parking. Extensive, breath-taking gardens are to be found to the front, side and rear of the property and are further backed up with a sunny southerly orientation. No. 1A oozes potential to be transformed into a superb family home, early viewing is highly advised. Call Ray Cooke Auctioneers today for further information.

FEATURES

- c. 1,600 sq ft
- Detached property
- BER C2
- Built c. 2007/Never lived in
- Alarmed
- Double glazed windows
- Gas fired central heating
- Open plan dual aspect kitchen/dining room
- Separate guest wc/utility area
- Fitted kitchen units and worktops
- Four double bedrooms
- Master bedroom ensuite
- Master bedroom walk in wardrobe
- Garage with roller door
- Extensive front, rear and side gardens
- Sunny south facing rear orientation
- Not directly overlooked to the rear
- Gated driveway
- Mature and well established development
- Within a short stroll of Clondalkin Village
- The M50 Motorway and The Luas within easy reach



The disposal is subject to the approval and consents of the Council, and in particular the approval of the elected members at a meeting of the Council. Accordingly, legal contracts cannot be issued until after such approval is obtained.



ACCOMMODATION

HALLWAY

15'4" x 7'2" (4.7m x 2.2m)

Understairs storage space, access to lounge and kitchen/dining room.

LOUNGE

16'0" x 12'1" (4.9m x 3.7m)

Feature hardwood fireplace.

KITCHEN/DINING

23'6" x 12'1" (7.2m x 3.7m)

Fitted kitchen units and worktops, access to utility area with guest w.c, patio doors to rear garden, bright dual aspect room.



BEDROOM 1

11'1" x 7'5" (3.4m x 2.3m)

Double bedroom to the rear of the property, timber flooring and built in wardrobes.



BEDROOM 2

15'7" x 12'1" (4.8m x 3.7m)

Master bedroom to the rear of the property, timber flooring, built in wardrobe, additional walk in wardrobe, access to ensuite.

BEDROOM 3

13'1" x 12'4" (4m x 3.8m)

Double bedroom to the front of the property, timber flooring and built in wardrobes.

BEDROOM 4

15'0" x 8'2" (4.6m x 2.5m)

Double bedroom to the front of the property, timber flooring and built in wardrobes.



BATHROOM

9'8" x 5'5" (3m x 1.7m)

Timber flooring, fitted with w.c, whb and shower cubicle, tiled to splashback areas.

OUTSIDE FRONT

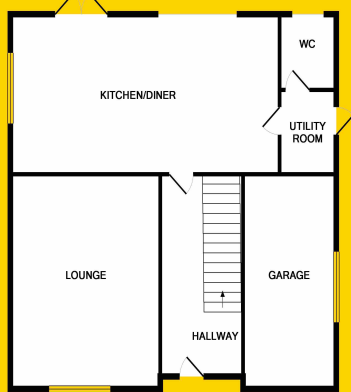
Concrete driveway with access to garage, extra large front and side lawned garden, gated driveway.

OUTSIDE REAR

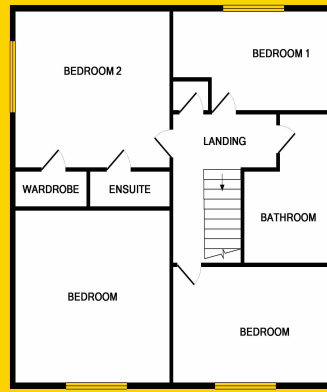
Extra large rear and side garden bounded by walls, sunny south facing orientation.



FLOOR PLANS



GROUND FLOOR



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.

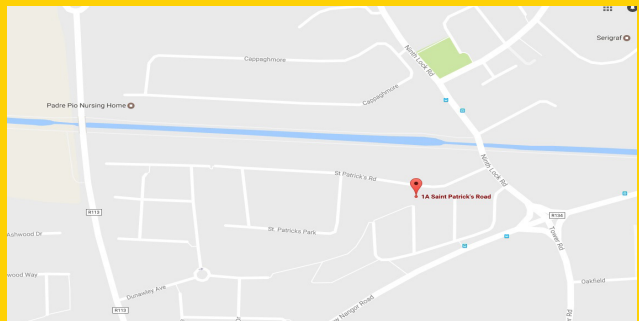
DIRECTIONS

If travelling from Clondalkin Village, proceed along Tower Road passing The Mill Shopping Centre on the left hand side. At the next major traffic light junction continue straight ahead and onto Ninth Loch Road. Passing The Waterside Pub on the right hand side, take the 2nd left turn onto St. Patricks Road. Proceed ahead and no. 1A is on the left 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 40 30 720 or 087 136 8084.**

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

MORTGAGES

- Pre-approved Mortgage
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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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