

FOR SALE

BY PRIVATE TREATY

**115 Cherrywood Grove
Clondalkin
Dublin 22
D22 V560**



Two Bedroom Bungalow
c.69.7.sq.m / 750sq.ft



Price: €220,000

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DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this two bedroom bungalow to the market tucked away within this highly sought after development. Cherrywood Grove continues to be in high demand and will be equally sought after between first time buyers looking to step onto the property ladder and clients down sizing seeking mature and established surroundings. Within walking distance you will find Corkagh Park, Clondalkin Village and a host of shops, schools and leisure facilities, not to mention the M50 Motorway and The Luas all within a couple of minutes drive. Interior living accommodation of c. 750 sq ft comprises of entrance hallway, main family bathroom, open plan lounge/dining room, separate kitchen, two double bedrooms and master bedroom ensuite. No. 115 is found in no less than turn-key condition throughout having been lovingly cared for throughout the years. The rear extension houses the kitchen along with an ensuite bedroom and has completely transformed, what would have originally been a petite one bedroom unit, into a most substantial family home. The cul de sac nature of the front is most appealing and to the rear you are greeted by a stunning, lengthy garden which is not overlooked. Viewing highly advised - call today!

FEATURES

- c. 750 sq ft
- Gas fired central heating
- Immaculate throughout
- Rear extension housing kitchen and ensuite bedroom
- 2 double bedrooms
- Upgraded bathroom & ensuite
- Spacious open plan lounge/dining room
- Fully fitted kitchen
- XL rear garden; not overlooked
- Cul de sac position
- Off street parking
- Mature and highly sought after development
- Highly sought after development
- Within arm's reach of Corkagh Park
- Within walking distance of Clondalkin Village
- Ideal for first time buyers or clients looking to downsize
- Viewing highly advised!



ACCOMMODATION

FRONT

Gated driveway.

HALLWAY

14'7" x 4'9" (4.5m x 1.5m)

Porch, laminate tile effect flooring, access to bedroom bathroom and lounge/dining room.

BEDROOM 1

11'4" x 9'1" (3.5m x 2.8m)

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

BATHROOM

9'1" x 5'5" (2.8m x 1.7m)

Upgraded bathroom, fully tiled and fitted with wc, whb, and bath with Tritan shower

LOUNGE/DINING ROOM

19'6" x 14'1" (6m x 4.3m)

Tile effect laminate floor, feature fireplace, and access to kitchen.

KITCHEN

11'4" x 8'5" (3.5m x 2.6m)

Fitted kitchen with tiled floor and splashback, side door rear and access to bedroom two.

BEDROOM 2

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

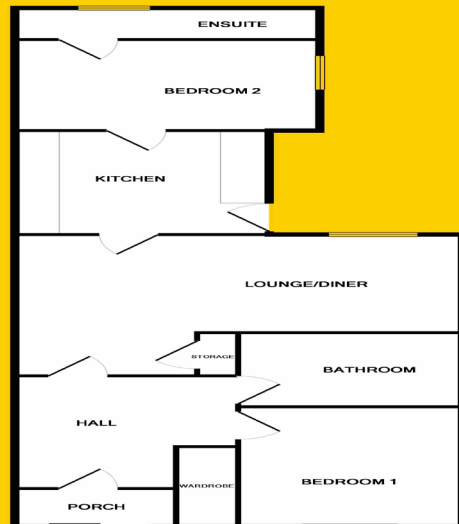
Double bedroom, laminate flooring, and access to fully tiled ensuite.

REAR

Lengthy rear garden with lawn, not overlooked, and shed space.



FLOOR PLANS



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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