

FOR SALE

BY PRIVATE TREATY

**16 Castlevue Road
Clondalkin
Dublin 22
D22RR97**



Three Bedroom Semi Detached
c.99.8 sq.m /1,075.sq.ft

BER TBC

Price: €295,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS excitedly introduce this beautiful three bedroom semi detached property to the market on Castlevue Road, Dublin 22. With an idyllic cul de sac position within one of Clondalkin's most mature and sought after developments, the location is truly next to none. Within arm's reach you will find a host of local shops & shopping centres, primary & secondary schools, a range of cafes & bars and extensive recreational & leisure facilities. The area is well serviced by direct bus routes to Dublin's City Centre as well as being less than five minutes drive from the M50 and within walking distance of The Red Cow Luas Stop. Interior living accommodation of c. 1,075 sq ft comprises of entrance hallway, lounge, living/dining room, extended kitchen, three bedrooms and main family bathroom. The rear of the property is south facing and you will find a generous garden, completely low maintenance. There is shared side access giving way to a detached garage, ideal for a variety of uses. Properties on Castlevue Road are generally snapped up and no. 16 will be no different; do not miss this opportunity. Call Ray Cooke Auctioneers for further information or to arrange viewing.



FEATURES

- c. 1,075 sq ft
- Clean "Blank Canvas" presentation throughout
- Gas fired central heating
- Extended kitchen
- Three generous bedrooms
- Detached garage; Ideal for a variety of uses
- Lengthy low maintenance rear
- Sunny south facing rear
- Peaceful cul de sac setting
- Located in the heart of Clondalkin Village
- A host of local amenities all within arm's reach
- M50 motorway merely minutes by car
- The Red Cow Luas stop within walking distance
- Viewing highly advised!



ACCOMMODATION

FRONT

Pedestrian path and manicured garden.

ENTRANCE HALL

10'4"x4'9" (3.2mx1.5m)

Laminate flooring, understairs storage, carpet on the stairs and landing with access to the lounge, living and dining area.

LOUNGE

12'7"x12'1" (3.9mx3.7m)

Carpet flooring with open fire.

KITCHEN

12'1"x12'1" (3.7mx3.7m)

Range of fitted units, laminate flooring and tiles, splashback with access to the rear of the property.

LIVING/DINING AREA

11'8"x19'0" (3.6mx5.8m)

Laminate flooring, wood burning stove with access to extended kitchen.

BATHROOM

5'5"x6'2" (1.7mx1.9m)

WC, Wash hand basin with triton shower and lino floors with tiled areas.

BEDROOM 1

16'4"x11'8" (3.2mx3.6m)

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

BEDROOM 2

8'5"x8'8" (2.6mx2.7m)

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

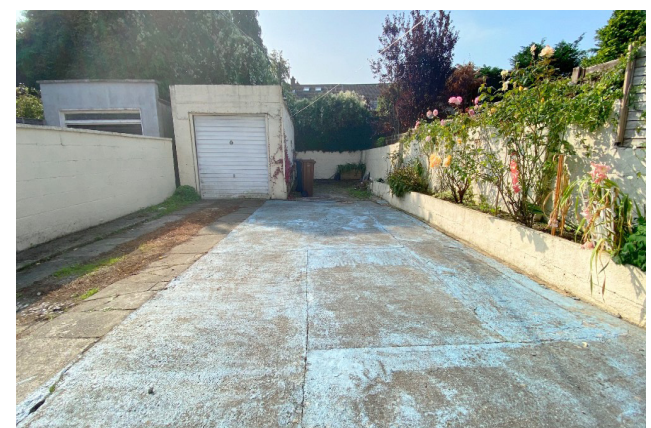
BEDROOM 3

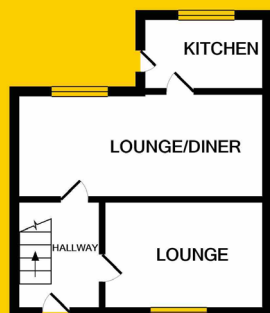
12'7"x11'1" (3.9mx3.4m)

Double bedroom to the front of the property with carpet flooring and built in wardrobes.

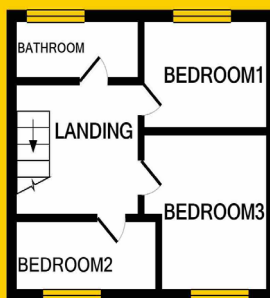
REAR GARDEN

Lengthy rear garden, low maintenance, complete concrete, shared side access with detached lock garage.





GROUND FLOOR



1ST 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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

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



MORTGAGES

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For further information or advice, please call:
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