

FOR SALE

BY PRIVATE TREATY

**2 Glenfield Avenue
Clondalkin
Dublin 22
D22R3K7**



Three Bed Terraced House
c.87sq.m /940sq.ft



Price: €239,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are thrilled to introduce no. 2 Glenfield Avenue to the Dublin 22 market; this home is in fantastic condition with three bedrooms, one bathroom, and a fantastic rear garden. Glenfield finds itself within walking distance of a wide array of local amenities including shopping centres, primary and secondary schools and leisure facilities; not to mention having Liffey Valley Shopping Centre within arm's reach. The M50 motorway is very easily accessible and there are a host of bus routes to the front of the development. No. 2 is ideally positioned on a quite mature road with minimal passing traffic. Meticulously maintained living accommodation of c. 940 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms, and main family bathroom. The rear of the property is the perfect low maintenance area for family living, to the front of the property there is ample off-street parking. Properties of this calibre do not come to the market very often, truly one not to be missed! Call Ray Cooke Auctioneers for further information or to arrange viewing.!

FEATURES

- C. 940 Sq Ft
- Ber €" B3
- Stunning condition throughout
- Fully alarmed
- Modern fitted style kitchen
- Recently upgraded windows and composite front door
- Newly fitted Gas fired central heating system
- Three generous bedrooms upstairs
- Fully tiled bathroom suite
- Sunny low maintenance rear garden
- Within walking distance of Liffey Valley Shopping Centre
- M50 motorway within easy reach
- Only a stone's throw from Clondalkin Village and every conceivable amenity
- Viewing highly advised
- First time buyers dream!!!



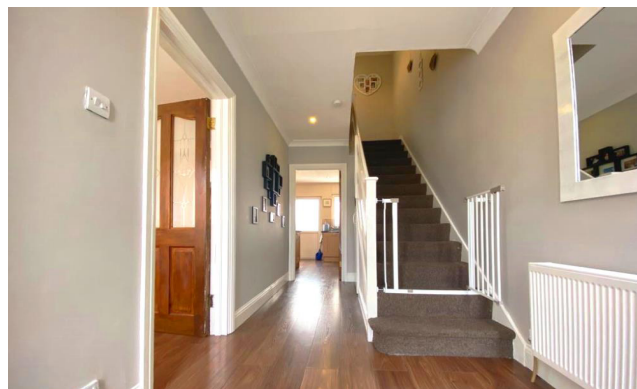
ACCOMMODATION



HALL

5'9" x 17'0" (1.8 x 5.2)

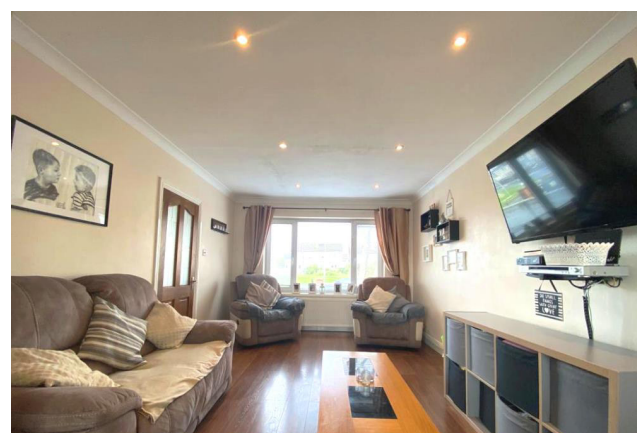
Laminate floor, access to kitchen, living room, carpet on stairs and landing



LOUNGE

11'8" x 14'4" (3.6 x 4.4)

Laminate floor, access to kitchen.



KITCHEN

10'1" x 16'7" (3.1 x 5.1)

Diner/Kitchen, laminate floor, storage and access to garden.



BEDROOM 1

11'1" x 11'8" (3.4 x 3.6)

Laminate floor and fitted wardrobes.

BEDROOM 2

11'1" x 10'8" (3.4 x 3.3)

Laminate floor.

BEDROOM 3

7'5" x 7'5" (2.3 x 2.3)

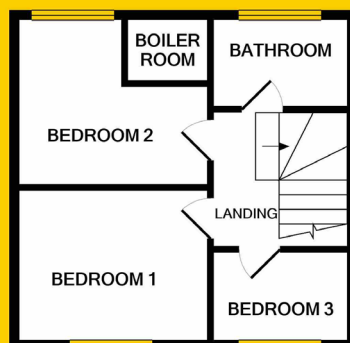
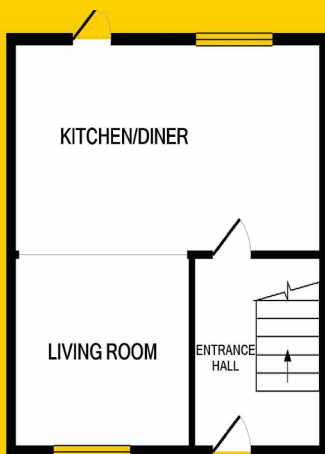
Laminate floor.

BATHROOM

6'2" x 6'5" (1.9 x 2.0)

Tiles to floor and wall, wash hand basin, wc, heated towel rail, bath and shower.





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

Conor Clarke and he can be contacted on 01 4030720 or 0860606879

Alternatively you can send an email to alanna.tyrrell@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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2021.