

FOR SALE

BY PRIVATE TREATY

**49 Oak Rise
Clondalkin
Dublin 22
D22E268**



Three Bedroom Mid Terrace
c.102.1sq.m /1,100sq.ft



Price: €325,000

PSR Licence Number 002307

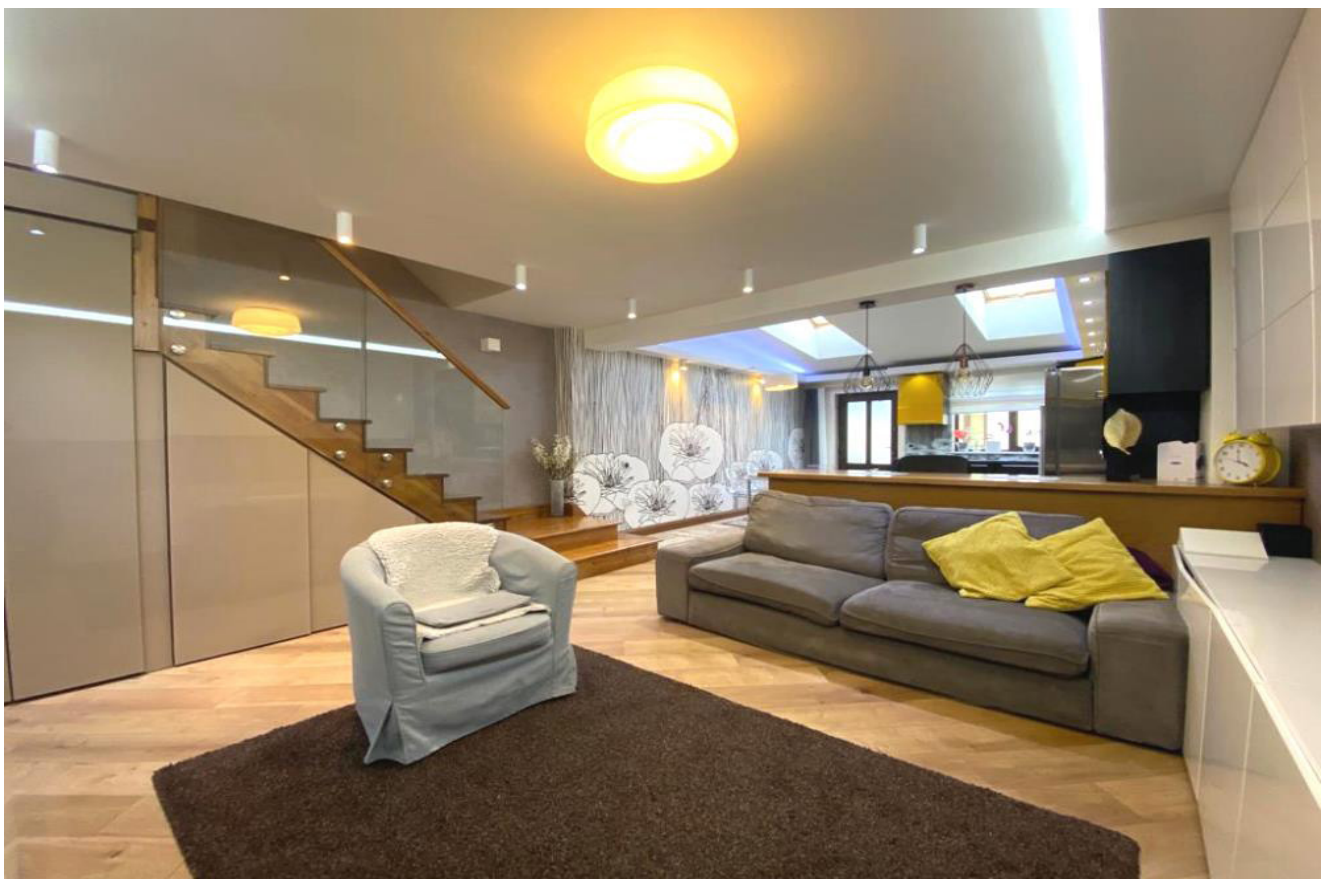
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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this sublime three bedroom family home to the market on Oak Rise, Dublin 22. This picturesque location is ever sought after for a number of reasons. Clondalkin Village and its vast array of essential amenities are all within walking distance, bus routes/ The M50 Motorway/The N7 and The Luas are all very easily accessible, and the award winning Corkagh Park is found within arm's reach. Internal living accommodation of c. 1,100 sq ft comprises of entrance hallway, guest wc, living room, open plan lounge/ kitchen/dining area, three bedrooms and main family bathroom. No. 49 has undergone complete renovation in recent years and is as close to a new house as you will find. The entire property was stripped back to the blockwork and transformed into what is arguably the most appealing house in the vicinity. Having been extended to the rear, much welcomed living space has been added, and the ground floor is now an ultra-modern open plan kitchen/living area where you will undoubtedly spent most of your time. All in all no. 49 must be seen to appreciate the true quality on offer, Call Ray Cooke Auctioneers today to register your interest.

FEATURES

- c. 1,100 sq. ft.
- BER B3
- COMPLETELY REFURBISHED IN RECENT YEARS
- Alarmed
- Ample internal storage
- Stripped back to the blockwork and transformed throughout
- Rear extension with open plan kitchen/living room
- 2 reception rooms (potential to use original lounge as 4th bedroom)
- Triple Glazed Windows
- New gas fired heating system
- New fixtures/fittings/tiling throughout
- Low maintenance rear
- Block shed to rear/ideal for a variety of uses
- Off street parking to front
- Clondalkin Village within walking distance
- The Luas, N7 & M50 motorway within minutes by car
- The award winning Corkagh Park within a short stroll
- Viewing highly advised!



ACCOMMODATION



HALLWAY

14' 1" x 5' 9" (4.3m x 1.8m)

Front storm porch. Semi solid flooring. Access to lounge and kitchen/dining room. Under stairs storage area.

LOUNGE

13' 7" x 9' 8" (4.2m x 3.1m)

Semi solid flooring. Feature fireplace with open fire

KITCHEN /DINING ROOM

16' 0" x 11' 1" (4.9m x 3.4m)

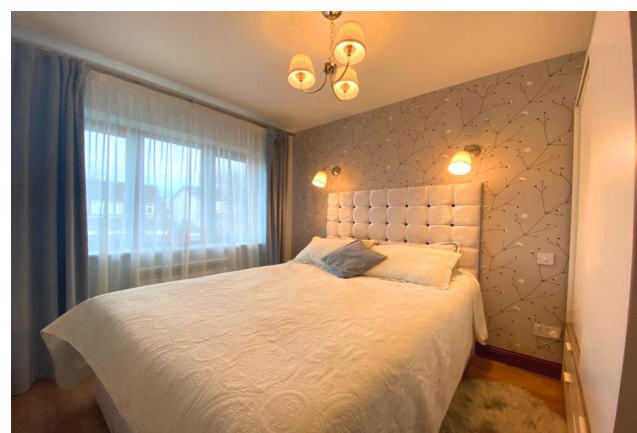
Fitted kitchen units. Lino to floor. Access to rear.



BEDROOM 1

9' 8" x 9' 5" (3m x 2.9m)

Double bedroom to the rear of the property. Carpet to floor. Built in wardrobes.



BEDROOM 2

11' 4" x 9' 8" (3.5m x 3m)

Double bedroom to front of the property. Carpet to floor. Built in wardrobes.

BEDROOM 3

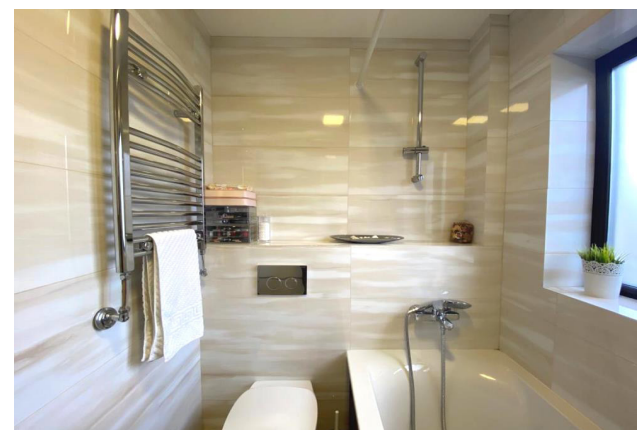
8' 5" x 7' 5" (2.6m x 2.3m)

Single bedroom to the front of the property. Carpet to floor. Built in wardrobes.

BATHROOM

6' 5" x 5' 9" (1.8m x 2.5m)

Fitted bathroom suite with wc, whb and bath with shower. Tiled to floor and part tiled to walls.



REAR GARDEN

Private rear garden walled and fences. Lawn area with barna shed.



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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

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



MORTGAGES

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For further information or advice, please call:
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