

FOR SALE

BY PRIVATE TREATY

13 Yellow Meadows Avenue
Clondalkin
Dublin 22
D22 CD68



Three Bedroom Mid Terrace
c.76sq.m / 820 sq.ft



Price: €249,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS take great pride in presenting this 3 bedroom mid-terrace property in need of modernisation to the market on the picturesque Yellow meadows Avenue, Clondalkin.

With an idyllic position tucked away off the beaten track to the rear of the development, the location is truly next to none. Within easy reach you will find an abundance of amenities including shops, shopping centres, bars, primary & secondary schools and recreational facilities. Clondalkin Village, the M50 motorway and The Luas are all found within minutes and a host of bus routes to and from Dublin's City Centre are literally within arm's reach.

Living accommodation of c. 820 sq ft (76 sq m) briefly comprises of entrance hallway, lounge, kitchen/dining room, three double bedrooms and main family bathroom. To the rear is a south / east facing garden that is not overlooked

No. 13 is in need of modernisation but is absolutely ideal for any first time buying looking to get on the property ladder

Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 820 sq ft
- c. 76 sq m
- Fantastic Location
- Not overlooked to the rear
- Highly sought after development
- Within walking distance of Clondalkin Village & The Luas
- M50 motorway within easy reach
- Ideal family home
- Viewing highly advised



ACCOMMODATION



HALL

3'9" x 4'9" (1.19 x 1.5m)

Access to lounge

LOUNGE

15'7" x 15'4" (4.8m x 4.7m)

Large bright lounge with laminate flooring, with open fire and access to kitchen

KITCHEN

15'4" x 10'2" (4.7m x 3.1m)

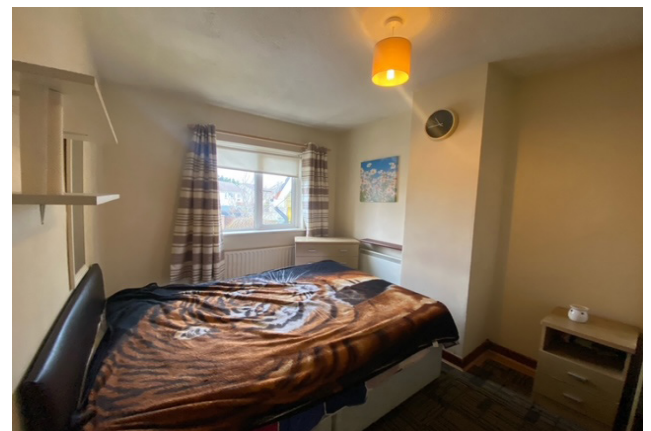
Fully fitted kitchen with eye and floor level units, tiled flooring, dining area, and door to rear garden.



BEDROOM 1

9'2" x 6'9" (2.8m x 2.1m)

Double bedroom to the rear property with laminate flooring, and built in wardrobe.s



BEDROOM 2

8'9" x 6'6" (2.6m x 2.4m)

Double bedroom to the front of the property with carpet to floor, and built in wardrobe.s

BEDROOM 3

8'5" x 10'5" (2.6m x 3.2m)

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



BATHROOM

5'5" x 6'6" (1.7m x 2m)

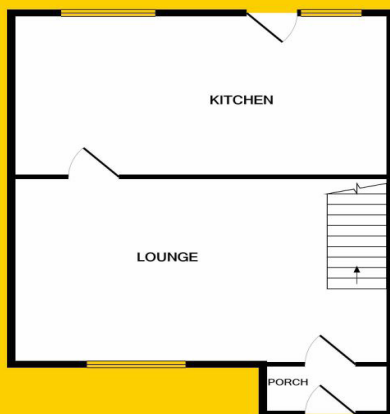
Fully fitted with wc, whb and bath

REAR

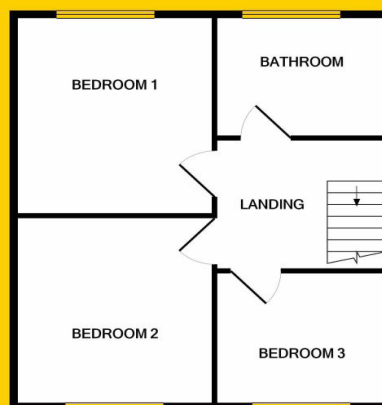
Not overlooked, South East Facing



FLOOR PLAN



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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

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



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For further information or advice, please call:
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