

**FOR SALE**

BY PRIVATE TREATY

**5 Oatfield Grove  
Clondalkin  
Dublin 22**



Three Bedroom Semi Detached  
c.91.sq.m. / 980sq.ft.



**Price: €250,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce this three bedroom semi detached family home boasting an enviable position within this mature and tree-lined cul-de-sac of Oatfield Grove, Clondalkin, Dublin 22. With Liffey Valley Shopping Centre along with a vast array of local amenities within arm's reach and the M50 Motorway merely minutes away by car; this is a choice location for many purchasers. Interior living accommodation of c. 980 sq ft comprises entrance hallway, lounge, open plan kitchen/dining room, three spacious bedrooms and main family bathroom. The rear boasts a spectacular rear garden with mature trees, shrubbery and an extensive lawn area. The front overlooks a large manicured green area. No. 5 is sure to appeal to first time buyers looking to step onto the property ladder and put down roots in a mature and well established neighbourhood. Rarely do properties come to the market in Oatfield and immediate interest is guaranteed. Must be seen to be appreciated, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 980 sq ft
- Plenty of potential to extend (subject to necessary planning permission)
- CUL-DE-SAC positioning
- Alarmed
- Front storm porch
- Gas fired central heating
- Recently upgraded windows and doors
- Stable door to rear
- Open plan kitchen/dining room
- Extra spacious bedrooms
- Fully tiled bathroom suite
- Built in wardrobes
- Spectacular rear garden
- Off street parking
- Not overlooked to front or rear
- Green area to front, ideal for children to play
- Mature and highly sought after development
- Within arm's reach of Liffey Valley Shopping



## ACCOMMODATION

### ENTRANCE HALL

13'1" x 5'9" (4.0m x 1.8m)

Timber effect flooring.

### LOUNGE

11'1" x 14'4" (3.4m x 4.4m)

Bright front room with open fire, marble surround and plenty of shelving.

### KITCHEN

18'3" x 10'8" (5.6m x 3.3m)

Floor and eye level units, timber effect flooring, ample space for table and chairs.

### LANDING

10'1" x 6'5" (3.1m x 2m)

Timber flooring, provides access to bedroom.

### BEDROOM 1

10'8" x 10'5" (3.3m x 3.2m)

Double room to the front of the property, timber flooring..

### BEDROOM 2

10'8" x 12'4" (3.3m x 3.7m)

Double room to the front of the property, timber effect flooring.

### BEDROOM 3

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

Large room to the front of the property ample space for double bed, built in wardrobes.

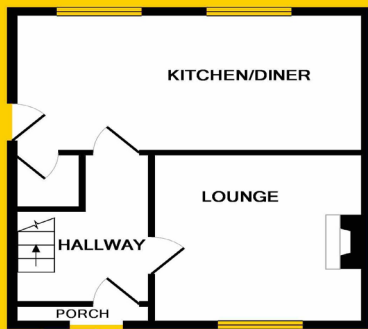
### BATHROOM

6'5" x 6'7" (2m x 2.0m)

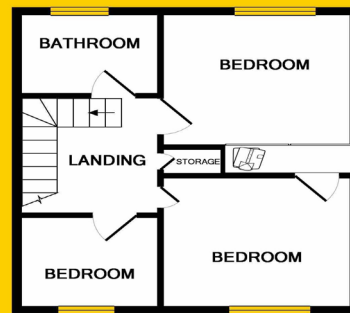
Tiled floor, pump shower, wc, wash hand basin.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

## DIRECTIONS

If travelling from Clondalkin Village, proceed through the traffic light junction at The Waterside Pub. Continue straight ahead passing the On The Run Garage on your left hand side. Take the next right turn onto The Neilstown Road, proceed straight through all initial roundabouts and turn right at Finches Pub. Take the second left turn onto Oatfield Avenue and proceed straight ahead. Turn right onto The Grove and you will find number 5 in the centre of the cul-de-sac.

## 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.

## LOCATION



## NEGOTIATOR

**Tallaght Sales** and can be contacted on **01 45 99 288**.

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

## MORTGAGES

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For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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