

**FOR SALE**

BY PRIVATE TREATY

32 Oak Rise  
Clondalkin  
Dublin 22  
D22 F7X0



Three Bedroom Terrace  
c. 83 sq.m / 900 sq.ft

**BER D1**

Price: €259,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning three bedroom family home to the market located in the highly sought after Oak rise, Green Park, Clondalkin. The location is next to none as within walking distance you will find local shops and leisure facilities, Clondalkin Village and Corkagh Park. A mere two minute drive away you will also find The Red Cow Luas Stop and the M50 motorway. Bright and spacious living accommodation of c. 900 sq ft (83 sq m) comprises of entrance hall, lounge, kitchen/dining room, three bedrooms (two double & one single) and main family bathroom. Double doors from the large kitchen dining room lead onto a sunny rear garden with decking and lawn area. To the front there is off street parking. No. 32 is a first time buyers dream and boasts upgraded windows & doors, a fully tiled bathroom suite and a large garden with an enviable south westerly orientation. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 900 sq. ft.
- c. 83 sq m
- BER D1
- 3 Bed / 1 Bath
- Upgraded windows and doors
- Stunning rear garden with enviable south westerly orientation
- Fitted kitchen
- Recently upgraded bathroom suite
- Electric inset fire
- Top quality blinds and curtains
- Built in wardrobes
- Adjacent to Corkagh Park
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



## ACCOMMODATION

### LOUNGE

11'1" x 16'1" (3.38m x 4.9m)

Spacious room to the front of the property, electric fire with timber surround, and bay window to front.

### KITCHEN/ DINNER

14'4" x 17'1" (4.4m x 5.22m)

Tiled floor and splashback, floor and eye level units, double doors to lounge, and double doors to rear decking and garden.



### BATHROOM

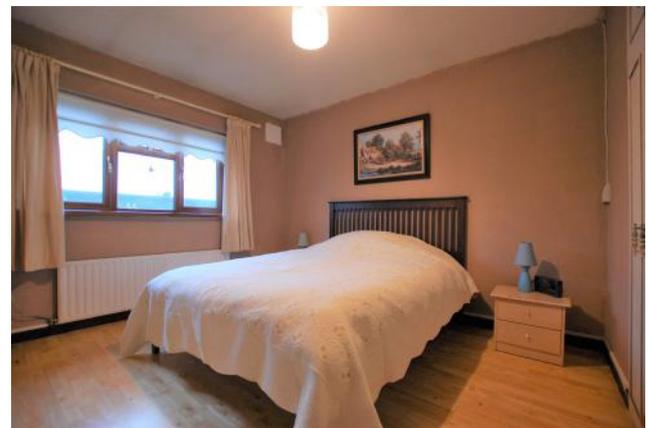
8'2" x 5'9" (2.5m x 1.8m)

Fully tiled with wc, whb, full bath, and heated towel rail.

### BEDROOM 1

11'1" x 12'1" (3.4m x 3.7m)

Double bedroom to the front of the property. Laminate floor, top quality blinds and curtains, and built in wardrobes



### BEDROOM 2

11'1" x 13'1" (3.4m x 4m)

Double room to the rear of the property, built in wardrobes, top quality blinds and curtains, and timber effect flooring.



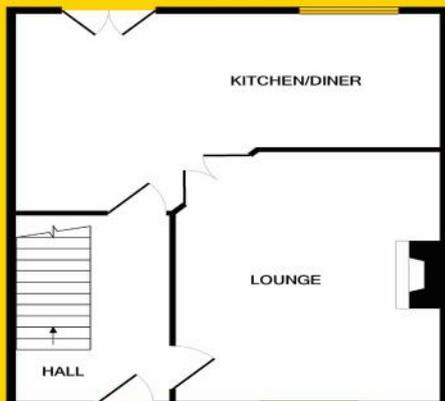
### BEDROOM 3

9' x 8' (2.75m x 2.44m)

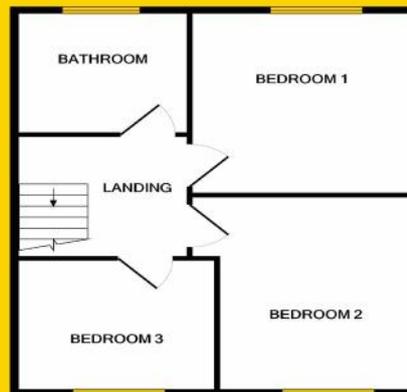
Single room to the front of the property, and top quality blinds and curtains.



## 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

James Drony and he can be contacted on 01 599288 or 086 1409043

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



## MORTGAGES

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For further information or advice, please call:  
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