

**FOR SALE**

BY PRIVATE TREATY

45 St Johns Drive  
Clondalkin  
Dublin 22  
D22 W5F1



Two Bedroom End of Terrace  
c. 62.2 sq.m / 670 sq.ft

**BER** TBC

**Price: €212,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this superb two bedroom end of terrace property to the market ideally positioned on St. Johns Drive, Dublin 22. This picturesque location is ever sought after for a number of reasons, Clondalkin Village and its essential amenities are all within walking distance, bus routes/The M50 Motorway/The N7 and The Luas are all within easy reach, and the award winning Corkagh Park is found within a short stroll. Bright light filled living accommodation of c. 670 sq ft (62 sq m) comprises of entrance hallway, lounge, kitchen, two double bedrooms and master bathroom. The rear boasts an extra large garden with lawn, patio and handy side entrance. Number 45 comes to the market in very good condition throughout and boasts a long list of additional features to include oil fired central heating, open fireplace, built in storage and large front garden. Absolutely ideal for first time buyers but equally likely to be a hit with those looking to downsize, do not miss this one. Call Ray Cooke Auctioneers today!

## FEATURES

- c. 670 sq ft
- Very good condition throughout
- Open fireplace with brick surround
- Under stairs storage
- Oil fired central heating
- Double glazed windows
- Built in storage
- Side gated entrance
- Extra large sunny rear garden
- Highly sought after location
- Clondalkin Village within walking distance
- The Luas, N7 & M50 motorway within minutes by car
- The award winning Corkagh Park within a short stroll
- Ideal for both 1st time buyers and clients downsizing
- Viewing highly advised!





## ACCOMMODATION



### LOUNGE

13'6" x 10'8" (4.15m x 3.3m)

Laminate floor, top quality blinds, brick fireplace surrounding open fire.

### KITCHEN

9'3" x 13'9" (2.86m x 4.25m)

Spacious room to the rear of the property, laminate floor and tiled splashback, floor to eye level units.



### BEDROOM 1

7'6" x 12'5" (2.33m x 3.83m)

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



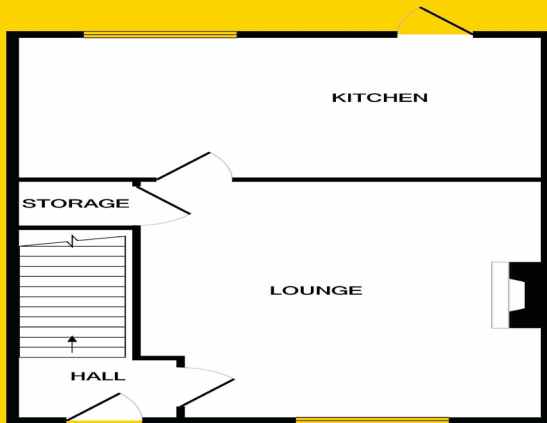
### BEDROOM 2

10'4" x 13'7" (3.2m x 4.2m)

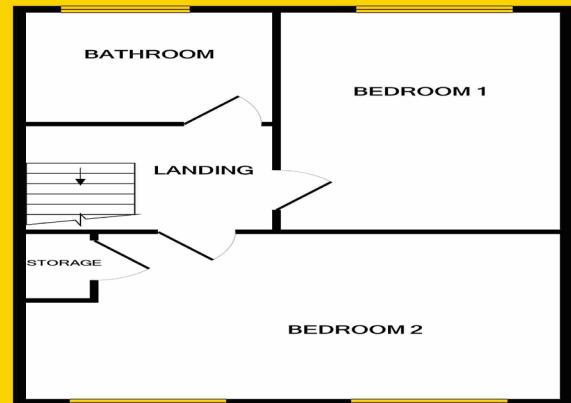
Double room to the front of the property, top quality blinds and timber flooring.



## 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 Droney and he can be contacted on 01 599288 or 086 1409043

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and we will contact you.



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