

**FOR SALE**

BY PRIVATE TREATY

**9A St Johns Close  
Clondalkin  
Dublin 22**



2 Bedroom Bungalow  
c.56sq.m / 600sq.ft

**BER** TBC

**Price: €225,000**

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

PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS present this superb two bedroom end of terrace bungalow to the market ideally positioned on St. Johns Close, 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.

Built in 2009, no. 9A offers cosy and light filled living accommodation of c. 600 sq ft comprising of entrance hallway with storage press, two double bedrooms, master shower room and a dual aspect open plan lounge/kitchen. Internally the property is impeccably presented and comes with modern fixtures & fittings throughout.

To the front is a walled garden with a pedestrian entrance and to the rear is a gated entrance which gives way to a cobblelock driveway and an enviable south westerly facing garden. Equally attractive to 1st time buyers and clients trading down – early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 600sq.ft, built in 2009
- Immaculate condition throughout
- Modern fixtures & fittings
- Gas fired central heating
- Double glazed windows
- Dual aspect open plan/kitchen
- Fitted high gloss kitchen
- Rear gated entrance with cobblelock driveway
- Not overlooked to front of rear
- Sunny south west facing rear aspect
- Highly sought after location
- No. 69 bus route on your doorstep
- Clondalkin Village within walking distance
- The Luas, N7 & M50 motorway minutes by car
- Award winning Corkagh Park a stroll away
- Ideal for both first time buyers & clients downsizing
- Viewing highly advised!!





## ACCOMMODATION

### FRONT

Walled garden with pedestrian access.

### HALLWAY

4.1m x 1.7m

Wood effect laminate flooring with storeroom. Access to shower room, 2 bedrooms and lounge/kitchen.

### BEDROOM 1

2.9m x 2.7m

Double bedroom located to the front of the property with wood effect laminate flooring and built-in wardrobes.

### BEDROOM 2

3m x 2.7m

Double bedroom located to the front of the property with wood effect laminate flooring and built-in wardrobes.

### SHOWER ROOM

1.7m x 1.5m

Fully fitted shower room with tiles to floor and wet areas. Shower cubicle, wc & whb.

### LOUNGE/KITCHEN

6.7m x 3.5m

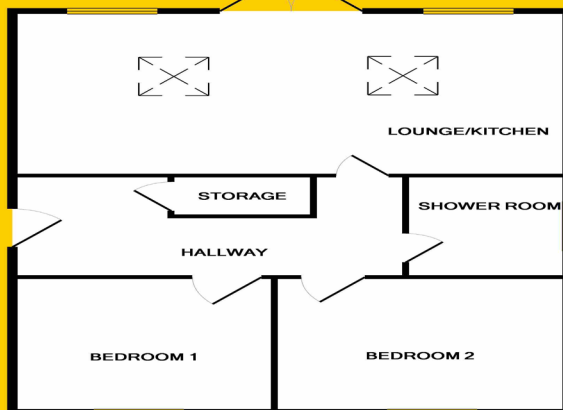
Large open plan lounge/kitchen with a dual aspect flooding the room with natural light. A range of floor and eye level units. Wood effect laminate flooring and tiled splashback and surround. Plumbed for dishwasher. 2 Velux windows. Double doors to rear garden

### REAR GARDEN

Sunny south west facing rear garden. Fully walled and not overlooked. Lawn and paved areas. Double gated vehicular access with cobblelock driveway.



## FLOOR PLAN

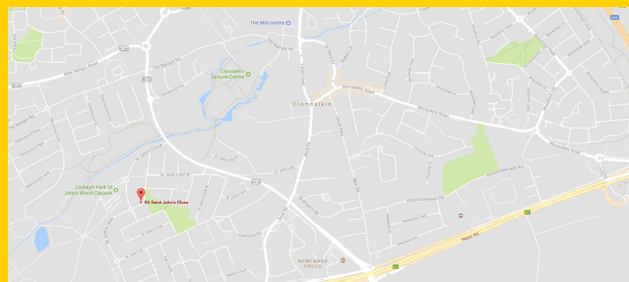


Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix i2017

## DIRECTIONS

If travelling out of Clondalkin Village turn right at the Boot Road traffic light junction and onto Fonthill Road. Take the 2nd left turn onto St. Johns Grove. Proceed ahead through the 1st roundabout and at the next roundabout take the 1st exit onto St. Johns Close. No. 9A can be found on the left hand side clearly marked by our For Sale board.

## LOCATION



## 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

**Ross McHugh** and he can be contacted on **01 40 30 720 or 087 136 8084.**

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

## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



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

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