

FOR SALE

BY PRIVATE TREATY

**170 Cappaghmore
Clondalkin
Dublin 22
D22P596**



Four Bedroom Semi Detached
c.163.9 sq.m /1,765sq.ft



Price: €399,950

PSR Licence Number 002307

raycooke.ie

DESCRIPTION



RAY COOKE AUCTIONEERS take great pleasure in introducing this superb four bedroom semi-detached family home to the market in Cappaghmore, Dublin 22. Consistently in high demand, the Cappaghmore Estate is only a brisk walk from Clondalkin Village and finds itself surrounded by a wealth of local amenities including esteemed primary and secondary schools, extensive recreational and leisure facilities, The Mill Shopping Centre and a variety of bars and restaurants. The area is well serviced by direct bus routes to Dublin City Centre as well as being within easy access of the M50, The Red Cow Luas Stop and Clondalkin Train Station.

Internal living accommodation of c. 1,765 sq ft comprises of; Ground Floor - Entrance hallway, lounge/dining room, kitchen, bathroom/utility room, extended living/dining room and garage conversion which currently houses the fourth bedroom.

First Floor - Three further bedrooms, family bathroom and luxurious master bedroom ensuite. No. 170 has been meticulously maintained and lovingly cared for by its current owner for many, many years and that is clear to see as soon as you step foot inside. Each and every room is bright, airy and beautifully decorated

The rear of the property was wonderfully extended to incorporate full width floor to ceiling windows and is now an enviable open plan living/kitchen/dining area - absolutely prime for entertaining or family gatherings. The low maintenance front is gated and offers plenty of space to park. The landscaped rear garden is magazine-worthy, so beautiful to look at, and equally prime for outdoor relaxation or entertainment. The perfect proposal for any first time buyer to step onto the property ladder or a growing family looking to trade up to the forever home - Register your interest with Ray Cooke Auctioneers today.



FEATURES



c. 1,765 sq ft

BER C2

Fully monitored alarm system

Gas Fired Central Heating

New boiler still under warranty

Double glazed windows

Under stairs storage

Generous lounge/dining room

Extended kitchen/living/dining room

Electric Velux windows

Magnificent full width floor to ceiling rear windows

Semi solid flooring throughout

Downstairs bathroom/utility room

Converted garage housing fourth bedroom or ideal for a variety of uses

Three large bedrooms upstairs

Second family bathroom upstairs

Jacuzzi bath

Luxurious master bedroom ensuite with steam shower

Low maintenance gated front driveway

Ample off street parking

Stunning landscaped rear garden

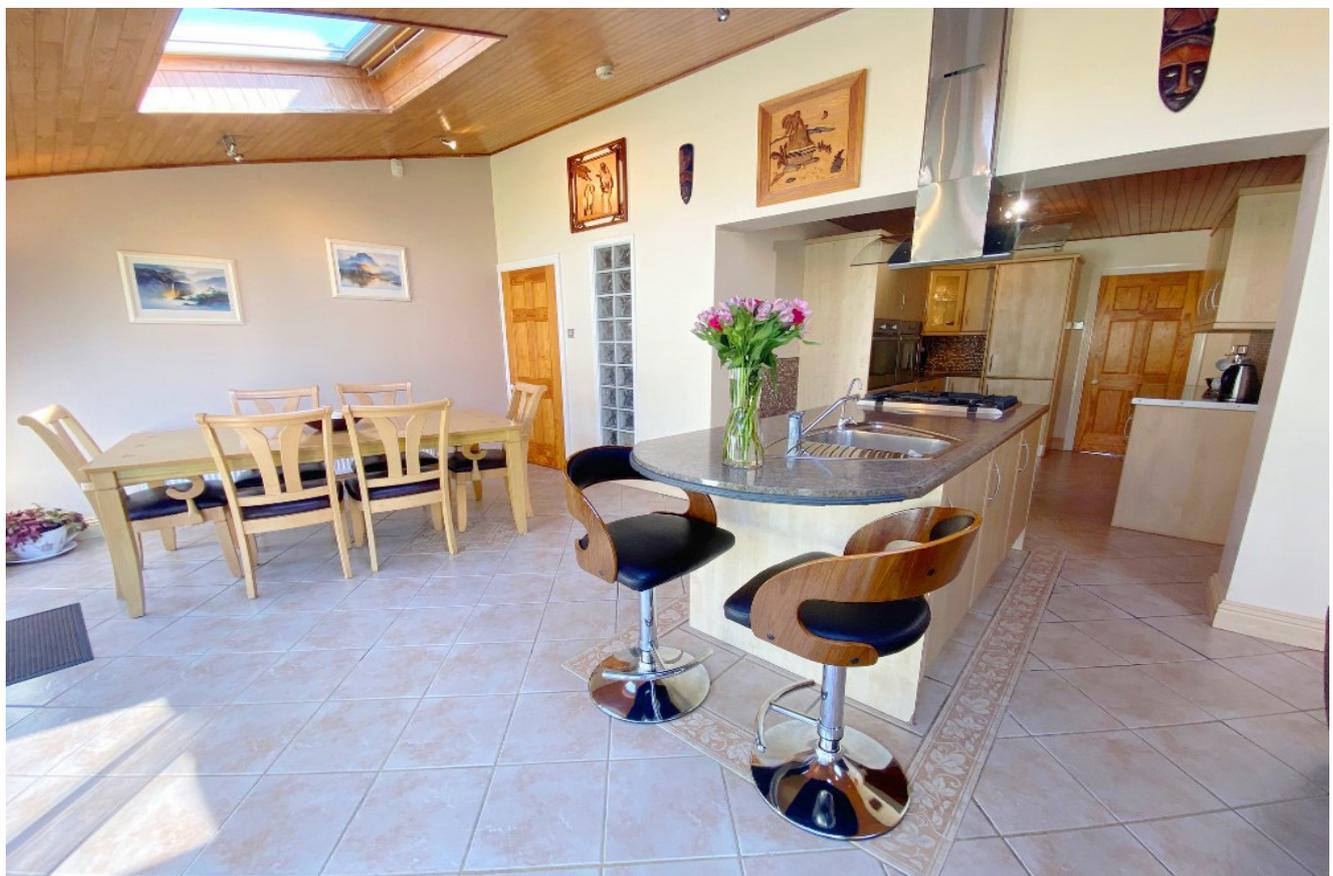
Barna shed to rear

Mature and highly sought after development

Within arm's reach of Clondalkin Village

Prime for first time buyers or growing families trading up

Register your interest today



ACCOMMODATION



HALLWAY

43'9" x 9'2" (13.4m x 2.8m)

Tiled flooring with access to down stairs bedroom with lounge and extra-large under the stairs storage. Carpet to stairs and landing.

LOUNGE

10'8" x 30'2" (3.3m x 9.2m)

Semi solid flooring with open fire with access to extension through to the kitchen.

KITCHEN / DINING ROOM

27'6" x 24'3" (8.4m x 7.4m)

Tiled flooring with fitted kitchen and access to the utility room, guest bathroom and rear garden.

UTILITY ROOM

6'6" x 3'6" (2.0m x 1.1m)

Tiled flooring with access to the guest bathroom.

GUEST BATHROOM

7'9" x 6'9" (2.0m x 1.1m)

Fully tiled with WC, WHB, bath and Triton shower above bath.

DOWN STAIRS BEDROOM

22'3" x 7'5" (6.8m x 2.3m)

Double bedroom to the front of the property with laminate flooring.

BEDROOM 1

15'7" x 9'5" (4.8m x 2.9m)

Double bedroom to the rear of the property with semi solid flooring, fitted wardrobes and access to ensuite.

ENSUITE

8'9" x 8'2" (2.7m x 2.5m)

Fully tiled with WC, WHB and wardrobes and shower.

BEDROOM 2

11'5" x 9'5" (3.1m x 2.6m)

Double bedroom to the front of the property, with semi solid flooring and fitted wardrobes.

BEDROOM 3

10'2" x 8'5" (3.1m x 2.6m)

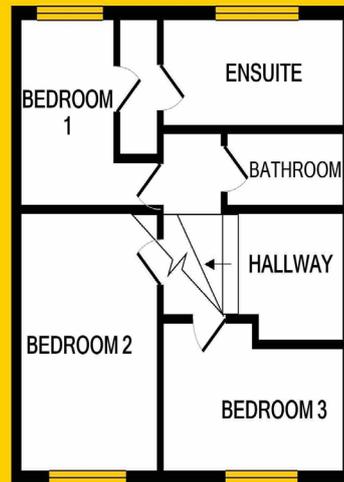
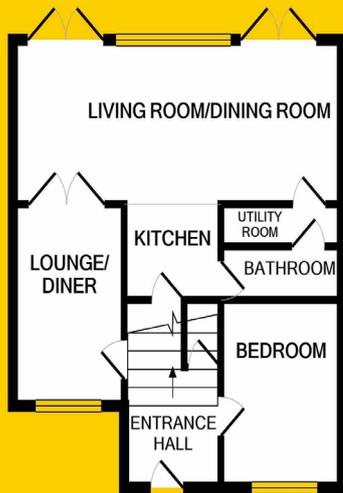
Single bedroom to the front of the property, with semi solid flooring and fitted wardrobes.

BATHROOM

6'2" x 6'6" (1.9m x 2.0m)

Fully tiled flooring with WC, WHB and Triton shower.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to Alanna.tyrrell@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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2021.