

**FOR SALE**

BY PRIVATE TREATY

142 Cherrywood Park  
Clondalkin  
Dublin 22



Three Bedroom Terraced  
c.66.sq.m. /710sq.ft

**BER** TBC

**Price: €155,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this three bedroom terraced property to the market on this beautiful cul de sac within Cherrywood Park. No. 142 is in need of upgrading throughout but boasts magnificent potential to be transformed into a stunning family home or an equally keen investment. This particular location is always in high demand as within walking distance you will find Clondalkin Village, The Mill Shopping Centre and Corkagh Park. The M50 Motorway and Liffey Valley Shopping Centre are also only within a short drive.

Interior living accommodation of c. 710 sqft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms and main family bathroom. Early interest is sure to be expected from both 1st time buyers and investors, call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 710 sq ft
- IN NEED OF UPGRADING THROUGHOUT
- Gas fired central heating
- Single glazed windows
- Sunny south facing rear garden
- Highly sought after cul de sac
- Ample off street parking
- Within walking distance to local shops
- Within walking distance of Clondalkin Village
- Adjacent to Corkagh Park
- M50 Motorway within easy reach
- Ideal for both 1st time buyers and investors!



## ACCOMMODATION

### HALLWAY

11'8" x 5'9" (3.6m x 1.8m)

Laminate flooring. Carpet to stairs and landing. Access to lounge and kitchen.

### KITCHEN/DINNING

15'7" x 9'8" (4.8m x 3m)

Fitted shaker kitchen. Tiled floor and splash back. Access to rear.

### LOUNGE

14'1" x 9'8" (4.3m x 3m)

Laminate flooring. Brick fireplace.

### BEDROOM 1

9'8" x 9'5" (3.3 x 2.9m)

Double bedroom to front. Carpet.

### BEDROOM 2

11'8" x 9'2" (3.6m x 2.8m)

Double to front. Laminate flooring.

### BEDROOM 3

9'2" x 7'8" (2.8m x 2.4m)

Single to front. Carpet.

### BATHROOM

6'6" x 5'9" (2m x 1.8m)

Fitted with whb, wc and bath with shower.

### FRONT

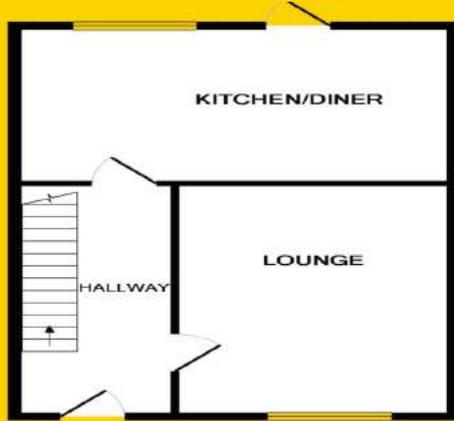
Peaceful cul de sac. Walled and gated. Low maintenance concrete and paving.

### REAR

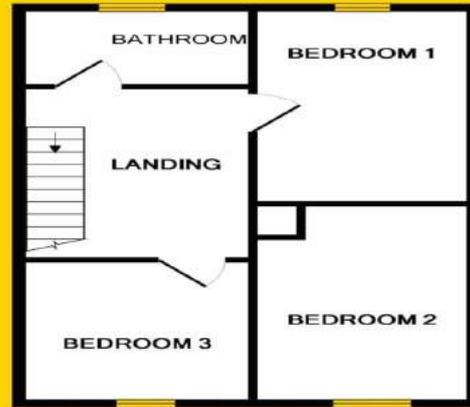
South facing. Paving. Block shed.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

From Naas Road turn right at Newlands Cross Maldron Hotel. Continue along the Fonthill Road passing Topaz Filling Station on left hand side and through the next traffic light junction. Continue ahead through the first mini roundabout and at the next traffic light junction turn left onto Old Nangor Road. Continue straight ahead and at the roundabout turn left onto Cherrywood Crescent. Take the first right turn onto Cherrywood Park and turn right and right again.

## 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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

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

**Ray Cooke**  
Financial Services Ltd

For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email [sean@raycooke.ie](mailto:sean@raycooke.ie)

### CLONDALKIN

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

T +353 (0)1 40 30 720

F +353 (0)1 40 30 760

E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght, Dublin 24

T +353 (0)1 45 99 288

F +353 (0)1 40 30 760

E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure, Dublin 6W

T +353 (0)1 68 75 800

F +353 (0)1 40 30 760

E [terenure@raycooke.ie](mailto:terenure@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 2016.