



**For Sale** By Private Treaty

112 Palmerstown Woods,  
Clondalkin,  
Dublin 22,  
D22WV61

3 Bedroom | 1 Bathroom | Semi Detached | 104sq.m

**Guide Price: €299,950**



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## Description

RAY COOKE AUCTIONEERS are delighted to present this pristine three bedroom semi-detached home to the market in Palmerstown Woods, Clondalkin. Palmerstown Woods is a very established and popular development which is renowned for its well-proportioned homes and leafy tree lined avenues. It is always in high demand due to its close proximity to Clondalkin Village and an abundance of local amenities including shops, shopping centres, schools and leisure facilities. Having been very well cared for and maintained this property offers a very spacious internal living accommodation of c. 104 sqm comprising of. Entrance hall, sitting room, dining area / kitchen, three bedrooms and main family bathroom upstairs, along with the added benefit of having a bright and spacious attic conversion which is currently in use as a 4th bedroom. The rear door leads out to a low maintenance stunning south west facing rear garden with block built shed. The property has been extremely well maintained and boasts an endless list of additional features including gas fired central heating, stunning living space and built in wardrobes. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing.

## Features

- BER C3
- c. 104 sqm
- Gas fired central heating
- Side entrance with sunny south west rear garden
- Open plan dining and kitchen space
- Beautiful living space with feature fire place
- Three large bedrooms
- Bright and spacious attic conversion
- Fabulous landscaped rear garden
- Block built shed
- Fantastic condition



## Accommodation

### Entrance Hall

3.3m x 1.9m

Wooden flooring with carpet to stairs and under stairs storage.

### Lounge

3.3m x 5.2m

Wooden flooring with open fire with feature surround.

### Kitchen

4.6m x 5.3m

Tiled to floor with fully fitted kitchen.

### Bedroom 1

3.6m x 2.9m

Double bedroom to the front of the property with laminate flooring and fitted wardrobes.

### Bedroom 2

3.4m x 3.4m

Double bedroom to the rear of the property with laminate flooring and fitted wardrobes.

### Bedroom 3

2.3m x 2.1m

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

### Attic

4.0m x 3.6m

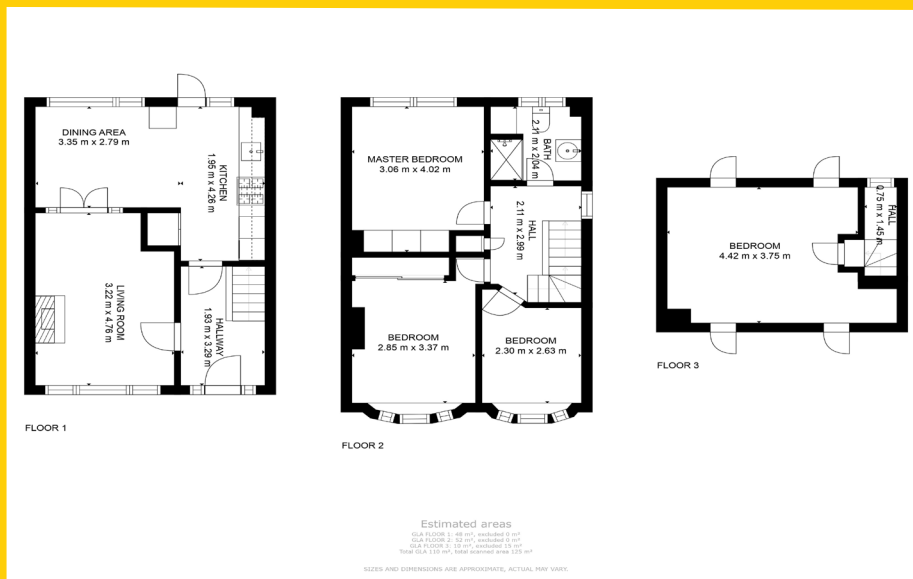
Carpet to flooring with storage.

### Rear Garden

South west facing garden with block shed.



## Floor Plans



### Negotiator

Alanna Tyrrell  
01 403 0720 or 086 060 6879

Email: [Alanna.tyrrell@raycooke.ie](mailto:Alanna.tyrrell@raycooke.ie)



### 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.

**Ray  
Cooke.**  
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