

FOR SALE

BY PRIVATE TREATY

16 Rowlagh Avenue
Clondalkin
Dublin 22



3 Bed Semi Detached
c.67.8sq.m. /730sq.ft



Price: €195,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

Ray Cooke Auctioneers proudly present this stunning three bedroom semi-detached property with garage space to the side. This immaculately presented property is sure to appeal to a wide audience being ideally positioned overlooking an attractive green area. This home is presented in impeccable condition throughout and has been lovingly maintained, upgraded and improved by its current owners. No expense has been spared with a stunning new kitchen, new bathroom suite and new flooring throughout downstairs. Number 16 is entered through a wide welcoming hall with oak flooring which gives access to convenient cloak area downstairs. To the front there is a fine size and comfortable living room which has a feature open fireplace, oak flooring and a large picture window overlooking the front garden. The open plan kitchen / diner which runs the full width of the house and is flooded with natural light from the double glass doors leading to the rear. The kitchen is fully fitted with a range of high quality cream units and is further complimented by a porcelain tiled floor. The sunny rear garden is mainly in lawn and benefits from a block built storage shed. In addition for the growing family there is garage space to the side which could be utilised if you wish to extend the property (sub to P.P). Upstairs a high quality carpeted stairs and landing gives access to three good size bedrooms, and a spacious fully tiled family bathroom. Clondalkin Village is within close proximity which has a wealth of amenities to include shops, churches, sports clubs, schools, bars and restaurants. In addition Liffey Valley Shopping Centre and Fonthill retail park are close to hand. Early viewing is strongly recommended.

FEATURES

- Sqft 730sq ft (68 sq m)
- Gas Fired Central Heating
- Fully Alarmed
- All windows double glazed
- Open plan kitchen diner
- Fully fitted high quality kitchen with breakfast bar
- Porcelain tiles and oak flooring downstairs
- Three bedrooms
- Fully tiled bath room with Triton electric shower
- Off street parking on pebbled drive
- Gated side access
- Garage space to side
- Good size rear garden
- Block built storage shed
- Easy Access M50 and M7
- Liffey Valley and Clondalkin Village with its local shops, bars & restaurants are within close proximity.
- Early viewing is a must



ACCOMMODATION

FRONT

Off street parking for several cars provided by a pebbled drive with concrete tiled stepping stones to front door. Raised flower beds.

PORCH

5'4" x 1'7" (1.65m x 0.52m)

With exposed brick walls and ceramic tiled floor.

HALLWAY

5'5" x 7'87" (1.7m x 2.4m)

A glass panelled front door leads to a wide welcoming hall with understairs storage, space and beautiful oak hardwood floor. Access to storage closet.

LIVING/DINING

10'4" x 15'0" (3.2m x 4.6m)

Spacious reception room to the front of the property overlooking the green. Feature open fireplace with cast iron insert and attractive wooden mantle, oak hardwood flooring.

KITCHEN/DINER

18'0" x 10'1" (5.5m x 3.1m)

Stunning open plan room running the full width of the property with porcelain tiled flooring. The kitchen is fully fitted with a range of top quality eye and floor level cream units. Whirlpool ceramic hob, Belling oven, intergrated dishwasher, plumbed for washing machine, stainless steel extractor hood. Tiled splash back and surround. There is ample space for a large table and chairs. French doors lead to the sunny rear garden.

GARDEN

Gated side access leads to sunny rear garden which is mainly in lawn, bisected by a concrete path, block built storage shed. With garage spaces to the side there is excellent potential to expend subject to the relevant planning permission.

UPSTAIRS

High quality carpeted stairs leads to the landing and provides access to the hot press and attic storage.

BEDROOM 1

10'8" x 13'2" (3.3m x 4.2m)

Large double room to the front of the property overlooking the green, laminate wood floor effect.

BEDROOM 2

10'1" x 11'8" (3.1m x 3.6m)

Spacious double room with extensive floor to ceiling built in wardrobe and laminate wood effect floor.

BEDROOM 3

7'2" x 9'5" (2.8m x 2.9m)

Fine size room with fitted wardrobe and laminate wood effect flooring.

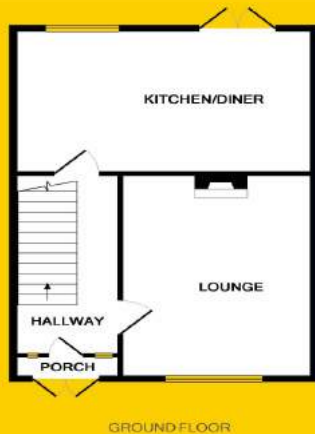
BATHROM

5'5" x 6'5" (1.7m x 2.0m)

Recently upgraded tile bathroom is fully tiled and has a full size bath with a Triton electric shower, a circular sink on a storage pedestal, heated towel rail and w.c.



FLOOR PLANS



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.

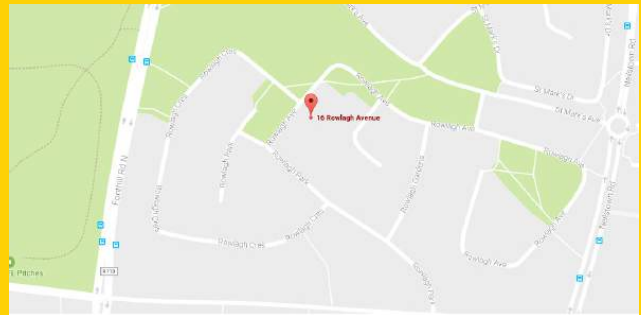
DIRECTIONS

From the Liffey Valley M50 exit, turn left for Liffey Valley, at The Arc Bar roundabout continue straight, continue straight again through the Fonthill roundabout & take your next left at the traffic light, turn left again onto Rowlagh Park. Continue straight and take the second right. The property is located on the right hand side identified by our for sale board.

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 **014030720 or 087 136 8084.**

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

MORTGAGES

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