

FOR SALE

33 FLORAVILLE AVENUE,
CLONDALKIN, DUBLIN 22.

€255,000



THREE BED SEMI DETACHED

Positioned in one of Clondalkin's most popular estates, No. 33 is sure to please the discerning purchaser. This spacious family home (c. 1400 sq. ft) come to the market in pristine condition having been lovingly cared for and maintained over the years. The living space has been extended to the side and rear boasting generous accommodation and well-proportioned room sizes.

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DETAILS

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EXTRA FEATURES

- Oil fired central heating.
- Double glazing (PVC to rear, aluminum to front).
- Garage converted.
- Extended to rear.
- 2 bathrooms.
- Manicured gardens to front and rear.
- c. 1400 sq. ft (131 sq. m)
- Superb village location.

LOCATION



CONTACT DETAILS

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Ground Floor

Lounge	(6.06m x 3.43m) (2.92m x 4.10m)	Double reception room with feature fireplace and gas fire.
Dining Room	5.72m x 3.77m	With patio doors to rear and archway to kitchen.
Garage Conversion	4.30m x 2.62m	Currently used as fourth bedroom.
Downstairs Bathroom	2.08m x 2.77m	With electric shower, WC and whb
Kitchen	3.08m x 2.46m	Fully fitted kitchen with archway to dining room, tiled floor, recessed lighting.

First Floor

Bedroom (to front)	3.47m x 3.50m	Double bedroom with fitted sliderobes, carpet.
Bedroom (to rear)	3.19m x 4.20m	Master double bedroom with fitted wardrobe.
Bedroom (3)	2.53m x 2.09m	Single bedroom with built in wardrobes.
Bathroom	1.94m x 1.99m	With three piece suite, partially tiled walls, tiled floor.

Outside

Off street parking to front.
Manicured rear garden with decking and mature shrubs.



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