

FOR SALE

BY PRIVATE TREATY

**26 Newlands Road
Clondalkin
Dublin 22**



Four Bedroom Semi Detached
c.157sqm.m/1,690sq.ft.



Price: €450,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this exquisite 3/4 bedroom semi-detached, double fronted family home to the market on Newlands Road, Dublin 22. Originally a 4 bedroom property, the current owner removed the smallest bedroom to incorporate a most impressive family bathroom and now presents itself as an overly generous 3 bed Semi-D. Newlands Road is a mature, tree lined cul se sac ideally positioned within a short stroll of Clondalkin Village and a variety of amenities including Newlands Garden Centre, The Mill Shopping Centre, esteemed primary & secondary schools and Clondalkin Leisure Centre. On a transport note you are within arm's reach of the N7, the M50 Motorway, the Red Cow Luas Terminal and a host of bus routes serving Dublin's City Centre.

Internal living accommodation of c. 1,690 sq ft comprises of entrance hallway with extended front porch, guest wc, lounge, kitchen, living room, sunroom, three double bedrooms, master bedroom ensuite and main family bathroom. No. 26 has undergone extensive refurbishment in recent years and that is clear to be seen once stepping foot inside. With an extended front porch, a solid marble fireplace, a garage conversion housing a room with a variety of potential uses (ideal fourth bedroom), an additional sun room, a striking German kitchen with high quality appliances, three double bedrooms and an extra large family bathroom; the list of additional features goes on and on... Viewing is highly advised to appreciate the sheer quality on offer – Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,690 sq ft
- Built c. 1983
- PRISTINE condition throughout
- BER C3
- Extended front porch
- Oil fired central heating
- Upgraded A Rated windows
- New Palladio front door
- Spacious lounge with solid marble fireplace
- Sun room to rear
- Garage conversion (ideal office/play room/fourth bedroom)
- Bespoke German kitchen with integrated high end appliances
- Three double bedrooms
- Extra large family bathroom (incorporating original single bedroom)
- Low maintenance front in stone and cobble lock
- Low maintenance rear in stone and Sandstone paving
- Barna Shed and block built boiler house
- Mature and settled development
- Within a short stroll of Clondalkin Village
- N7/M50 and The Luas all within arm's reach



ACCOMMODATION

HALLWAY

22'9" x 2'9" (7m x 0.9m)

Extended front porch, laminate flooring, access to guest wc, kitchen, lounge and living room (4th bedroom)

LOUNGE

2'5" x 11'1" (8.1m x 3.4m)

Laminate flooring, solid marble fireplace with open fire, double doors to sunroom, access to kitchen.

KITCHEN

15' x 11'4" (4.6m x 3.5m)

Bespoke german kitchen, abundance of pale gloss handle less kitchen units, centre island with turner counter and seagry space, patio doors to the rear.

SUNROOM

16'4" x 9'1" (5m x 2.8m)

Porcelain floor tiling, double doors to rear.

BEDROOM 1

10'8" x 9'1" (3.3m x 2.8m)

Double bedroom to the front of the property, carpet to floor with built in wardrobes.

BEDROOM 2

13' x 12'1" (4.1m x 3.7m)

Double bedroom to the front of the property, laminate flooring, extended wardrobe space, access to ensuite.

BEDROOM 3

12'7" x 12'1" (3.9m x 2.6m)

Double bedroom to the front of the property with built in wardrobes, laminate flooring.

BATHROOM

12'1" x 9'1" (3.7m x 2.8m)

XL Bathroom suite, fully fitted, fitted with wc, whb, corner jacuzzi, back and seprate shower cubicle.

FRONT GARDEN

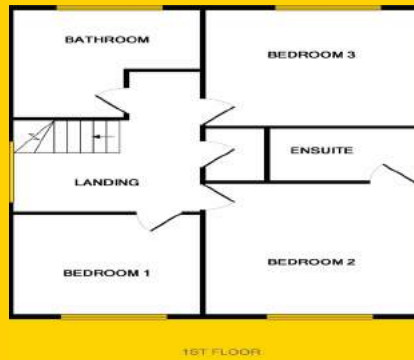
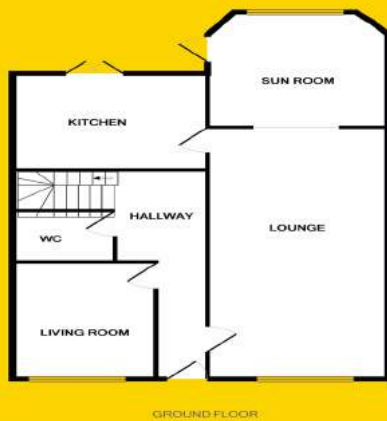
Low maintenance, front in stone with cobble path, walled with pillar entrance.

REAR GARDEN

Low maintenance rear in stone and sandstone paving, walled to side and rear, beran shed, block built boiler house.



FLOOR PLANS



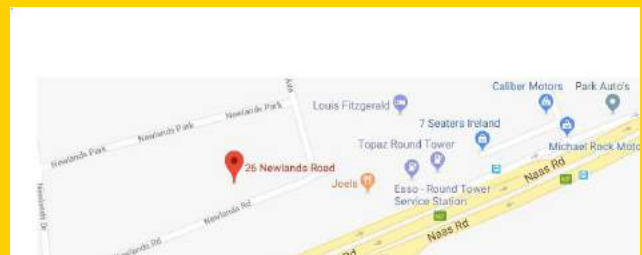
DIRECTIONS

If travelling on Naas Road, exit for Clondalkin at Newlands Cross. At The Maldron Hotel traffic light junction turn right and at the T-junction turn right again. Proceed ahead as the road veers to the left onto Newlands Road. No. 26 can be found on the left hand side.

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 40 30 720 or 087 136 8084**

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

MORTGAGES

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For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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CLONDALKIN

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

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



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