

**FOR SALE**

BY PRIVATE TREATY

12 Rowlagh Park  
Clondalkin  
Dublin 22



Three Bedroom Mid-Terrace  
c.87sq.m. /936sq.ft

**BER** TBC

**Price: €189,000**

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

## DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this three bedroom family home to the market. The property is in showhouse condition with features like semi solid flooring, double glazed windows, storm porch, fully tiled bathroom, built-in wardrobes to name but a few. The property is located a stone's throw from Liffey Valley Shopping Centre, Fonthill Business Park & Clondalkin Village with all its amenities.

Accommodation consists of storm porch, hallway, lounge, kitchen cum dining room. Upstairs you have three spacious bedrooms all with built-in wardrobes & fully tiled family bathroom. To the front you have off street parking & to the rear you have a fully walled private garden with patio area. This beautiful home will be sought after so book your viewing early to avoid disappointment!!

## FEATURES

- Three bed mid terrace
- Showhouse condition
- Double glazed windows
- GFCH
- Fully alarmed
- Semi solid flooring
- Five minute drive to M50
- Selection of schools near-by





## ACCOMMODATION

### HALLWAY

17'7" x 5'9" (5.4m x 1.8m)

Storm porch, semi solid flooring, quality carpet to stairs and landing.

### LOUNGE

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

Semi solid floor, feature fireplace, quality blinds and coving t.v point.

### KITCHEN/DINING ROOM

10'8" x 17'0" (3.3m x 5.2m)

Fully fitted kitchen with island and electric appliances, quality blinds, fully tiled dining area with french doors leading to the rear.

### BEDROOM 1

13'7" x 4'2" (4.2m x 3.3m)

Double bedroom to the front of the property, built in wardrobes, t.v point, timber flooring and quality blinds.

### BEDROOM 2

10'8" x 10'1" (3.3m x 3.1m)

Double bedroom to the rear of the property, built in wardrobes, quality carpet and blinds.

### BEDROOM 3

9'5" x 7'5" (2.9m x 2.3m)

Single bedroom to the front of the property, built in wardrobes, timber flooring and quality blinds.

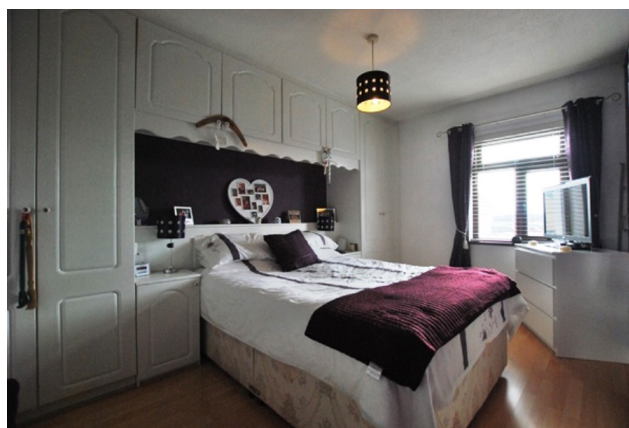
### BATHROOM

5'9" x 6'8" (1.8m x 2.1m)

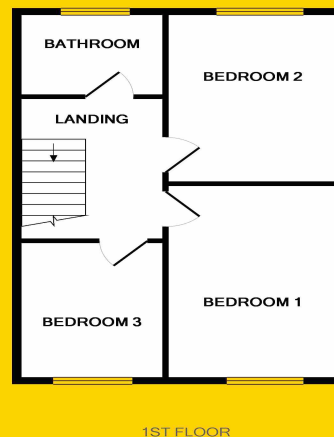
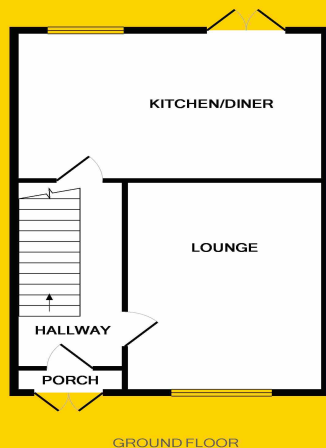
Fully tiled floor, three piece suite, quality blinds and Triton T90si Electric Shower.

### OUTSIDE REAR

Patio and lawn area, fully walled and small shed.



## FLOOR PLANS

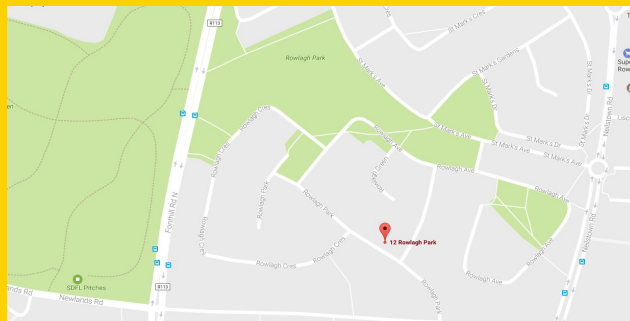


OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## 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 BP roundabout & take your next left at the traffic light, turn left again onto Rowlagh Park & our sign is to the front of No 12.

## LOCATION



## 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.

## 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](mailto:ross@raycooke.ie) and we will contact you.

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