

**FOR SALE**

BY PRIVATE TREATY

28 Cherrywood Crescent  
Clondalkin  
Dublin 22  
D22 AT86



Three Bedroom Terrace  
c. 102 sq.m / 1,100 sq.ft

**BER** TBC

**Price: €269,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing no. 28 Cherrywood Crescent to the open market - an ideal family home tucked away at the rear of this charming development. Every conceivable amenity can be found within striking distance; local shops & schools, Corkagh Park, bars & restaurants & Clondalkin village to name but a few. Transport links abound with the M50, N7, N4 and the LUAS all within easy reach. Bright, spacious and expertly designed internal living space of c. 1,100 sq. ft. (102 sq m) comprises of entrance hallway, extended open plan kitchen/dining room, lounge, three bedrooms (two double 1 single) and main family bathroom. To the rear is a low maintenance paved garden area and to the front you're overlooked only by Corkagh Park and its rolling hills. No. 88 has been meticulously maintained and upgraded in recent years and boasts extended living space, fully tiled bathroom suite & top quality windows and doors. A rare gem and certainly one not to let pass you by, Call Ray Cooke Auctioneers to register your interest today.

## FEATURES

- c. 1,100 sq. ft. / 102 sq m
- BERTBC
- Immaculately presented throughout
- Polished porcelain tiling throughout
- Spacious extended living space
- Gas fired central heating
- Fitted modern kitchen with ample storage units and worktop space
- Fully tiled bathroom suite with heated towel rail
- Upgraded flooring upstairs
- Prime position within the development overlooking corkagh park
- Off street parking
- Within short walking distance of local convenience stores & amenities
- Within walking distance of Clondalkin Village
- Bus routes conveniently located to the front of the development
- M50, N7 & N4 motorway found merely minutes by car
- Viewing highly recommended



## ACCOMMODATION



### LOUNGE

15'7" x 9'8" (4.8m x 3m)

Spacious room to the front of the property, tiled floor and electric fireplace, double doors to the rear of the rear kitchen/ dining room.

### KITCHEN/ DINING

15'6" x 29'5" (4.76m x 9m)

Large room to the rear of the property, tiled floor and splash back, and floor and eye level units.



### BATHROOM

8'2" x 5'5" (2.6m x 1.7m)

Fully tiled with full bath, heated towel rail, wc and whb.



### BEDROOM 1

9'8" x 13'6" (3m x 4.15m)

Double room to the rear with top quality timber flooring.

### BEDROOM 2

9'8" x 12'6" (3m x 3.85m)

Double room to the front of the property, built in wardrobes, and top quality timber flooring.



### BEDROOM 3

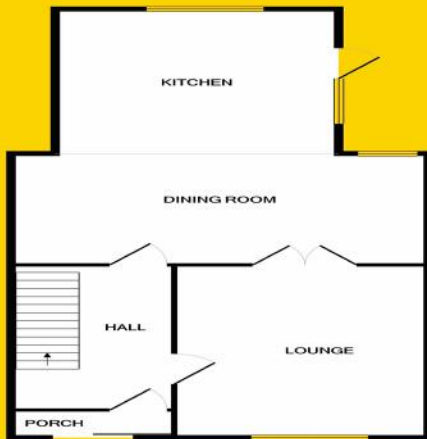
9'5" x 7'2" (2.9m x 2.2m)

Single room to the front of the property, and top quality timber flooring.

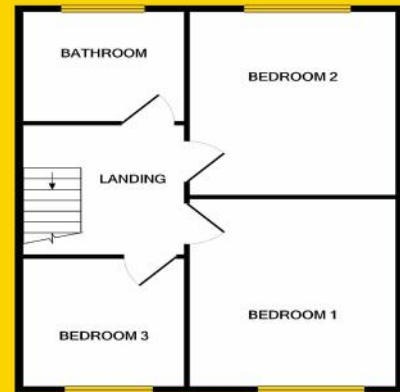




## FLOOR PLAN



GROUND FLOOR



1ST FLOOR

## 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

James Droney and he can be contacted on 01 599288 or 086 1409043

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and we will contact you.



## MORTGAGES

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**01 40 30 720**

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