

**FOR SALE**

BY PRIVATE TREATY

**36 St. Johns Crescent  
Clondalkin  
Dublin 22  
D22C8P4**



Three Bedroom End Of Terraced  
c.72.9sq.m /785sq.ft



**Price: €275,000**

PSR Licence Number 002307

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

## DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this pristine three bedroom end of terraced property to the market in St John's Crescent, Dublin 22.

The property is located in the very popular St John's Crescent development which has a wealth of amenities close by & is a short walk to Clondalkin Village with The Mill Shopping Centre, Clondalkin Leisure Centre, Corkagh Park & a selection of primary & secondary schools all within walking distance. The area is well serviced by bus routes, The Luas & road networks such as the M50 & N7.

Internal living accommodation consists of c.785 sq.ft, entrance hall, lounge, kitchen, three bedrooms and main family bath. To the rear of the property you will find a low maintenance garden with ample parking to the front. No. 36 is ideally positioned within the development tucked away on a quiet and mature road. Strong interest is expected from first time buyers and clients looking to downsize in the area. Call Ray Cooke Auctioneers today to register your interest!

## FEATURES

- BER D1
- Gas fired central heating
- c. 785 sq.ft
- Double glazed windows
- Open plan kitchen / diner
- Spacious living room
- 3 large bedrooms
- Bright and spacious room proportions
- Ample off street parking
- Sought after development
- Ideal for first time buyers
- Call today to arrange a private viewing!





## ACCOMMODATION



### HALLWAY

12'1" x 5'2" (3.6m x 1.6m)

Laminate flooring with carpet to stairs and landing.

### LOUNGE

9'1" x 13'4" (2.8m x 4.1m)

Laminate flooring with gas fire.

### KITCHEN

15'4" x 9'0" (4.7m x 3.0m)

Lino flooring with fitted kitchen.



### SUNROOM

10'8" x 10'8" (3.31m x 3.31m)

Laminate flooring with glass surrounding and access to the rear of the garden.

### BEDROOM 1

10'1" x 9'1" (3.1m x 2.8m)

Double bedroom to the rear of the property with carpet flooring and fitted wardrobes.



### BEDROOM 2

8'2" x 12'1" (2.5m x 3.7m)

Double bedroom to the front of the property, with carpet flooring and fitted wardrobes.

### BEDROOM 3

7'2" x 8'5" (2.2m x 2.6m)

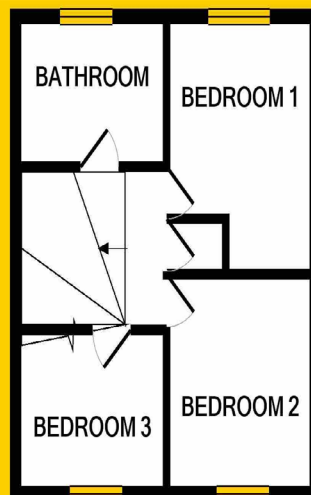
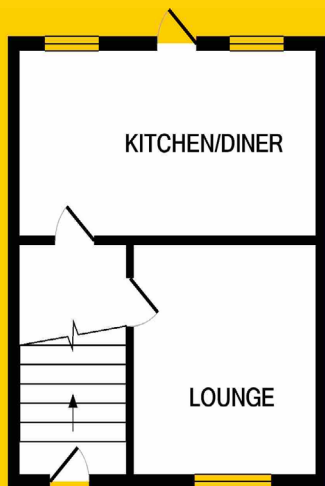
Single bedroom to the front of the property with carpet flooring.

### BATHROOM

6'2" x 5'5" (1.9m x 1.8m)

Fully tiled with WC, wash hand basin.





## 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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

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



## MORTGAGES

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- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720**

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