

FOR SALE

BY PRIVATE TREATY

**4 Kilcarberry Court
Clondalkin
Dublin 22
D22 V1Y5**



Three Bedroom Terrace
c.78.9sq.m /850.sq.ft

BER TBC

Price: €230,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this beautiful 3 bedroom mid terrace home to the market on 4 Kilcarberry Court, Clondalkin, Dublin 22. This area is extremely popular and in demand with young families as its located within arm's reach of local schools, shops and popular transport routes such as the M50 N7. This property is the perfect family home and is situated on a lovely quite cul de sac.

Recently renovated and in turn key condition this will make the perfect family home or investment opportunity for someone interested in the Clondalkin area.

Internal living accommodation comprises of entrance hallway with living area, kitchen, along with master bath and 3 bedrooms.

Viewing is highly advised – Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- BER – TBC
- C. 850 Sqft
- Newly renovated – New floors, carpets, freshly painted
- 3 spacious bedrooms
- Located in quite cul de sac
- Garden to rear of property
- Host of local amenities
- Double glazed windows
- Large south facing private garden
- Large off street parking access
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

5'5"x9'8" (1.7mx3.0m)

Laminate flooring, access to carpet stairing, lounge and kitchen.

LOUNGE

10'3"x16'0" (3.15mx4.92m)

Laminate flooring with access to kitchen via double doors.

KITCHEN

15'0"x16'6" (4.6mx5.08m)

Tiled flooring, fully fitted kitchen with access to lounge, hallway and garden via patio doors.

LANDING

Carpet flooring and stairs with access to family bathroom and all upstairs bedrooms.

BEDROOM 1

10'8"x12'4" (3.3mx3.8m)

Laminate flooring with fitted wardrobes.

BEDROOM 2

9'5"x10'4" (2.9mx3.2m)

Laminate flooring with fitted wardrobes.

BEDROOM 3

9'5"x7'5" (2.9mx2.3m)

Laminate flooring with fitted wardrobes.

BATHROOM

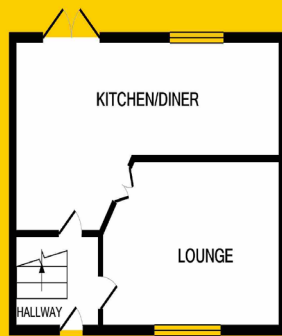
6'5"x5'9" (2.0mx1.8m)

Tiled bath with shower, wc and wash hand basin.

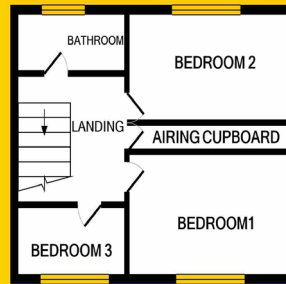
GARDEN

Large south facing rear garden with shed.





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

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

Alternatively you can send an email to alanna.tyrrell@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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