



**For Sale** By Private Treaty

65 St. John's Wood  
Clondalkin  
Dublin 22  
D22 NT38

3 Bedroom | 2 Bathroom | Semi Detached | 112 sq.m

**Guide Price: €415,000**



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## Description

RAY COOKE AUCTIONEERS take great pleasure in introducing this sublime three bedroom semi detached family home to the market tucked away on the tree lined cul de sac of St. Johns Wood, Clondalkin. Arguably one of Dublin 22's most sought after addresses - St. Johns Wood is located in the heart of Clondalkin Village and finds a wealth of amenities on its doorstep including local shops, The Mill Shopping Centre, primary & secondary schools, bars & restaurants, and many leisure facilities. On a transport note you will find a host of bus routes to the front of the development along with the N7, M50 motorway and The Luas all accessible within minutes by car.

Most spacious, light filled interior living accommodation of c. 112 sq.m comprises of entrance hallway, guest wc, open plan and extended lounge/kitchen/dining room, three generous bedrooms and the family bathroom.

No. 65 comes to the market having been recently extended to the rear and refurbished from head to toe leaving it in no less than turn key condition throughout. Externally it is as appealing as internally with ample off street parking available, a fully walled & easy maintenance rear garden, all topped off with an enviable cul de sac position which will prove to be a huge pull factor for young families.

## Features

- Beautifully presented throughout
- Extended to rear
- Recently refurbished from head to toe
- New windows and doors
- New kitchen with island
- All new fixtures & fittings
- Gas fired central heating
- Guest WC downstairs
- Fully tiled family bathroom
- Easy maintenance rear garden
- Idyllic cul de sac position
- Off street parking to front



## Accommodation

### Front

Peaceful cul de sac, concret driveway with side lawn garden.

### Entrance Hall

5.5m x 2.1m

Laminate floor, access to guest wc, and to kitchen/diner. Carpet to stairs and landing

### Lounge

5.6m x 3.5m

Open plan access to lounge drom kitchen dining area. Lounge is located to the front of the property, Laminate flooring.

### Kitchen/Diner Area

5.7m x 5.7m

Large extended kitchen / dining area to the rear of the property, fully fitted modern kitchen with center island, tiled splashback, laminate floor, skylight, and double doors to rear garden.

### Bedroom 1

3.1m x 3.4m

Double bedroom to the rear of the property, laminate floor

### Bedroom2

3.4m x 4.3m

Double bedroom to the front of the property, laminate floor

### Bedroom3

3.1m x 2.7m

Double bedroom to the front of the property, laminate floor

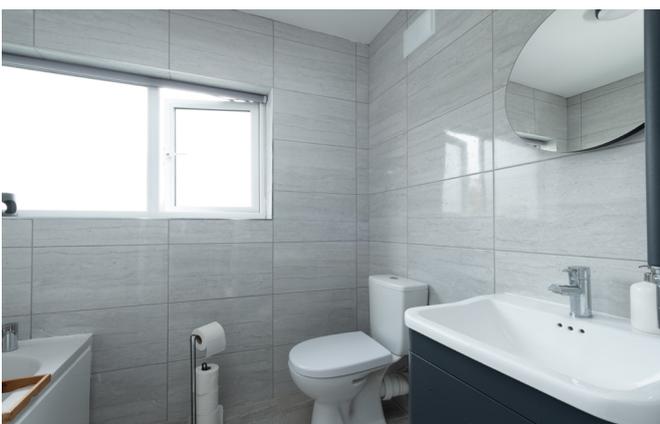
### Bathroom

1.8m x 1.2m

Newly fitted bathroom, fully tiled, fitted with wc, wash hand basin, and with double shower, walled heated radiator

### Rear Garden

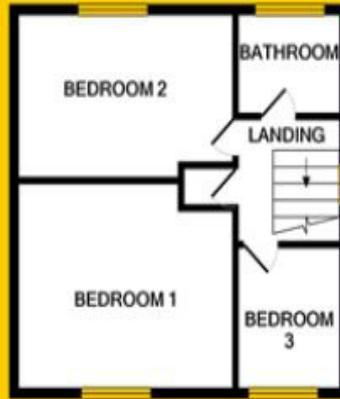
Fully walled, with lawn garden, and barna shead



## Floor Plans



GROUND FLOOR



1ST FLOOR

### Negotiator

Ross McHugh  
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Email: [ross@raycooke.ie](mailto:ross@raycooke.ie)



### 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.

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