

FOR SALE

BY PRIVATE TREATY

103 Castlevew Road
Clondalkin
Dublin 22



Three Bedroom Semi Detached
c.85sq.m. /915sq.ft.



Price: €289,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS excitedly introduce this beautiful three bedroom semi detached property to the market on Castlevue Road, Dublin 22. With an idyllic cul de sac position within one of Clondalkin's most mature and sought after developments, the location is truly next to none. Within arm's reach you will find a host of local shops & shopping centres, primary & secondary schools, a range of bars and cafes and extensive recreational and leisure facilities. The area is well serviced by direct bus routes to Dublin's City Centre as well as being less than five minutes drive from the M50 and within walking distance of The Red Cow Luas Stop. Interior living accommodation of c. 915 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms and main family bathroom. The rear of the property is not overlooked and you will find a generous garden, paved and in lawn, further enhanced by a sunny south facing aspect. There is shared side access giving way to a single garage, ideal for a variety of uses. Properties on Castlevue Road are generally snapped up and no. 103 will be no different; do not miss this opportunity. Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 915 sq ft
- Gas fired central heating
- Double glazed windows
- Tiled bathroom suite with electric shower
- 3 generous bedrooms
- Ample off street parking to front
- Shared side passage leading to Garage
- Garage ideal for a variety of uses
- Sunny south facing rear garden
- Not overlooked to the rear
- Peaceful cul de sac setting
- Off street parking to front
- Located in the heart of Clondalkin Village
- A host of local amenities all within arm's reach
- M50 motorway merely minutes by car
- The Red Cow Luas stop within walking distance
- Viewing highly advised!



ACCOMMODATION

HALLWAY

10'8" x 5'9" (3.3m x 1.8m)

Storm porch to the front of the property, laminate flooring, carpet to stairs and landing.

LOUNGE

15'0" x 11'1" (4.6m x 3.4m)

Laminate flooring, feature mahogany fireplace with open fire.

KITCHEN

11'4" x 7'8" (3.5m x 2.4m)

Fitted I-shaped kitchen with tiled floor and splashback, archway to dining area.



DINING AREA

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

Tiled floor, sliding door to rear garden.

BEDROOM 1

10'8" x 9'8" (3.3m x 3m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobes.



BEDROOM 2

12'4" x 8'2" (3.8m x 2.5m)

Double bedroom to the front of the property, laminate flooring and built in wardrobes.

BEDROOM 3

Single bedroom to the front of the property, laminate flooring and built in wardrobes.

BATHROOM

6'5" x 5'5" (2m x 1.7m)

Fully tiled bathroom suite fitted with wc, whb and bath with triton shower.



OUTSIDE FRONT

Peaceful cul de sac, driveway with side garden, shared side access to garage.

OUTSIDE REAR

Sunny south facing aspect, paved and lawn areas, fully walled, not overlooked and access to garage.



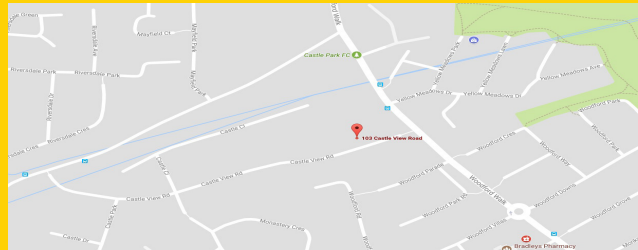
DIRECTIONS

If travelling from M50 Motorway take exit 9 for Clondalkin and keep left. In turn you will pass The Luas Park & Ride entrance and over the bridge towards Monastery Road. At the roundabout take the 1st exit and at the next roundabout take the 2nd exit onto Monastery Road. Continue ahead and after Clondalkin library turn right onto Castle Park. Proceed ahead and at the T-Junction turn right. No. 103 is found towards the end of the cul de sac on the left hand side.

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.

LOCATION



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 and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 40 30 720 or 087 99 44 036

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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