

FOR SALE

2 LINDISFARNE GREEN,
CLONDALKIN, DUBLIN 22.

€129,000



THREE BED END OF TERRACE WITH GARAGE

Superbly located, number 2 comes to the market in good condition. The property is positioned close to Clondalkin village and moments away from the N7 and M50 motorway, which enables easy access to all parts of the country.

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DETAILS

BROE auctioneers are delighted to present. No. 2 Lindisfarne Green. A spacious three bedroom home in this prime residential location, with the added benefit of a large garage to the side and not overlooked to the rear. In great condition throughout and just a short stroll from Clondalkin village and close to an abundance of amenities including shops, schools and leisure facilities and only moments away from the M50 motorway and Luas light railway, which enables easy access to all parts of the country. Accommodation briefly comprises of entrance hallway, large lounge and kitchen / dining room. Upstairs are three good size bedrooms and family bathroom. To the front there is ample off street parking. This superb property has a lot to offer and early viewing is recommended.

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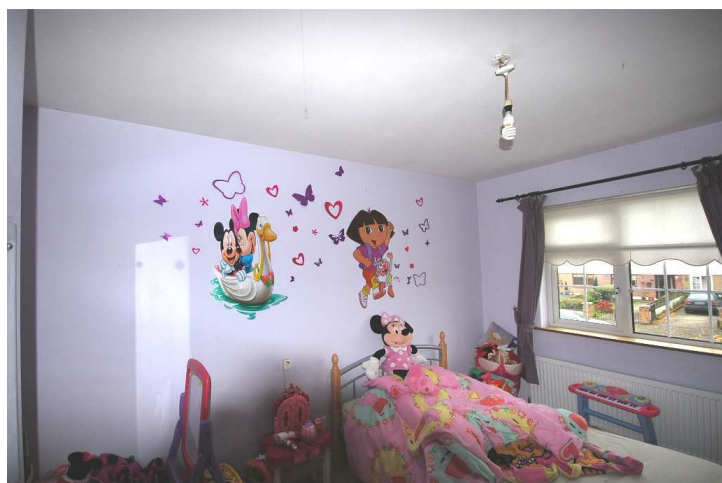


EXTRA FEATURES

- Gas fired central heating (new boiler)
- Double glazed windows.
- Side garage with potential to extend. (SPP)
- Not overlooked to rear.
- Ample car parking.



LOCATION



CONTACT DETAILS

Craig Leap M.I.P.A.V.

T: 01 459 4433

E: craig@broe.ie

www.broe.ie



Tower House, Monastery Road,
Clondalkin Village, Dublin 22
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Ground Floor

Entrance Hall		Alarm panel, Phone point.
Lounge	5.39m x 3.94m	Feature fireplace with gas fire inset, Laminated wood flooring, Ceiling coving, Bay window effect, T.V point.
Kitchen/ Dining Room	5.38m x 3.57m	Good range of Oak floor and eye level units to include all appliances, Ceiling coving, French doors to rear garden.

First Floor

(1) Bedroom	3.27m x 3.25m	With built in wardrobes, Laminated wood flooring.
(2) Bedroom	3.91m x 3.09m	Standalone wardrobes, Laminated wood flooring.
(3) Bedroom	3.11m x 2.33m	Laminated wood flooring.
Bathroom	1.88m x 1.84m	W.C. WHB & bath. Half tiled walls.



Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement of representation of fact. 2. The Vendor does not make or give, nor is Noel Broe & Sons Ltd T/A Broe Auctioneers or its staff authorized to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for an expense incurred in inspecting this property should it not be suitable, already let, sold or withdrawn from sale. Directors: J. Broe, C. Leap. Registered in Ireland No. 53273



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