

FOR SALE

BY PRIVATE TREATY

**2 Bushfield Green
Clondalkin
Dublin 22
D22 DR74**



Three Bedroom Semi Detached
c.130.1sq.m. / 1,400.sq.ft.

BER TBC

Price: €325,000

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this splendid well extended three bedroom semi detached family home with a flurry of extras to the market in one of Dublin 22's more mature and sought after developments. Bushfield is ideally positioned within a brisk walk of Clondalkin Village and its vast selection of amenities such as The Mill Shopping Centre, Clondalkin Leisure Centre, esteemed primary & secondary schools, extensive recreational & leisure facilities and the picturesque Corkagh Park. The area is well serviced by direct bus routes to Dublin's City Centre as well as being within easy access of the M50, N7 and The Red Cow Luas Stop. Internal living accommodation of c. 1,400 comprises of front storm porch, entrance hallway, guest wc, lounge, TV room, kitchen/breakfast room, dining room, sun room, three bedrooms, main family bathroom and master bedroom ensuite. No. 2 is presented in pristine condition from head to toe and is quite clear to see it has been meticulously maintained throughout the years. The numerous extensions solidify it as a substantial and versatile family home - prime for a growing family. The front overlooks a large green which is absolutely ideal for child's play. The low maintenance rear garden comes complete with a block shed, plumbed and with electricity supply, which is a wonderful feature for any property and would suit a wide variety of uses. To be seen is to be appreciated - Viewing highly advised!

FEATURES

- Immaculate condition throughout
- 2 reception rooms
- Alarmed
- Double glazed windows
- Gas fired central heating
- Additional front porch
- Quality timber flooring downstairs
- Expensive fireplace with wood burning stove
- Fully fitted shaker style kitchen
- Separate dining room
- Extended TV room to side
- Extended sun room to rear
- Three generous bedrooms
- Upgraded bathroom suite
- Upgraded ensuite
- Ample fitted wardrobes
- Gated cobblelock driveway
- Low maintenance rear with artificial grass
- Block shed to rear ideal for a variety of uses
- Overlooking green area to front
- Arguably the best position within the development
- Corkagh Park found within arm's reach
- Clondalkin Village within walking distance
- M50/N7/The Luas all very easily accessible
- Mature and highly sought after development
- Ideal for both first time buyers and families trading up



ACCOMMODATION

FRONT

Peaceful cul de sac, overlooking large green area, gated cobblelock driveway.

HALLWAY

16'4" x 5'9" (5m x 1.8m)

Front porch timber flooring, carpet to stairs and landing, access to wc, lounge, and kitchen/breakfast room.

LOUNGE

16'4" x 11'4" (5m x 3.5m)

Timber flooring, feature fireplace with wood burning stove, double doors to dining room.

DINING ROOM

12'1" x 8'8" (3.7m x 2.7m)

Timber flooring, archway to sunroom, access to kitchen/breakfast room.

KITCHEN/ BREAKFAST ROOM

20'3" x 8'8" (6.2m x 2.7m)

Fitted shaker style kitchen, extensive storage space, tiled floor and splashback, and access to TV room/ office.

TV ROOM/OFFICE

16'7" x 7'8" (5.1m x 2.4m)

Laminate flooring, ideal for a variety of uses.

SUN ROOM

11'8" x 7'8" (3.6m x 2.4m)

Tiled flooring, patio doors to rear.

BATHROOM

6'2" x 5'5" (1.9m x 1.7m)

Tiled to floor and walls, fitted with wc, whb, shower cubicle, and walled towel rail.

BEDROOM 1

13'7" x 10'4" (4.2m x 3.2m)

Master bedroom to the rear, laminate flooring, built in wardrobe, access to ensuite.

BEDROOM 2

12'7" x 8'8" (3.9m x 2.7m)

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

BEDROOM 3

8'5" x 8'5" (2.6m x 2.6m)

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

REAR

Low maintenance with cobblelock and artificial grass, access to block shed.

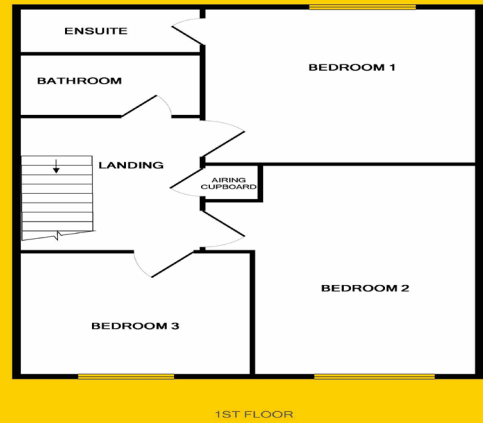
BLOCK SHED

13'7" x 10'4" (4.2m x 3.2m)

Plumbed and electricity supply, ideal for a variety of uses.



FLOOR PLANS



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

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 he will contact you in due course.



MORTGAGES

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For further information or advice, please call:
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