

**FOR SALE**

BY PRIVATE TREATY

1 Wheatfields Close  
Clondalkin  
Dublin 22  
D22 HC57



Three Bedroom Semi Detached



**Price: €275,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are excited to offer to the market this fully renovated and immaculately presented 3 bed semi-detached family home. Centrally located in Dublin 22, Wheatfields Close is in a prime position for all local amenities including schooling, shops and a choice of bars, cafes and restaurants all within walking distance whilst the M50 and Luas are only a short drive away. Open plan and spacious downstairs living has been created by the current owners who have renovated and upgraded everything internally to the highest of standards. With benefits including new windows and doors, high end kitchen and bathroom and a 4.7m long garden room, this property briefly comprises of; Open plan Lounge/Kitchen and Diner to the ground floor, upstairs you will find 3 bedrooms and recently refitted family bathroom. Externally to the rear of the property you have a fully enclosed rear garden with a variety of timber built storage sheds and self-contained garden room with power and lighting, which is currently being used as a cinema room housing its own WC.

No. 1 comes to the market in fantastic condition inside and out, upgraded and improved to an extremely high standard this property will not want to be missed! Early viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!!

## FEATURES

- Fully renovated
- Immaculately presented
- Refitted bathroom
- Private south facing rear garden
- Close fire, wood burning stove
- Double glazing throughout
- Off road parking
- Self-contained Garden room
- M50 and LUAS within easy reach
- Open Plan Living
- New condensing boiler
- New Fascia's and soffits
- Viewing highly advised!



## ACCOMMODATION



### LOUNGE/KITCHEN

23'2" x 15'4" (7.1m x 4.7m)

Open plan living with laminate flooring, feature fireplace with built in wood burner, fully fitted kitchen with eye and floor level units, fitted island, built in oven/hob/ fridge/freezer.



### BEDROOM 1

12'1" x 8'2" (3.7m x 2.5m)

Double bedroom to the front property with laminate flooring.

### BEDROOM 2

10'8" x 8'2" (3.3m x 2.5m)

Double bedroom to the rear of the property with laminate flooring.



### BEDROOM 3

8'8" x 6'8" (2.7m x 2.1m)

Fully fitted walk in wardrobe to the front of the property.

### BATHROOM

6'5" x 5'2" (2.0m x 1.6m)

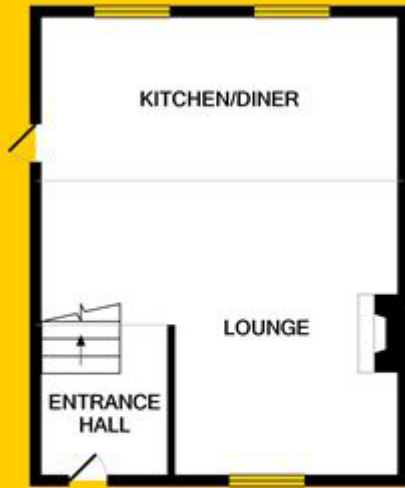
Fully fitted with wc, whb and bath, with shower unit, fully tiled.



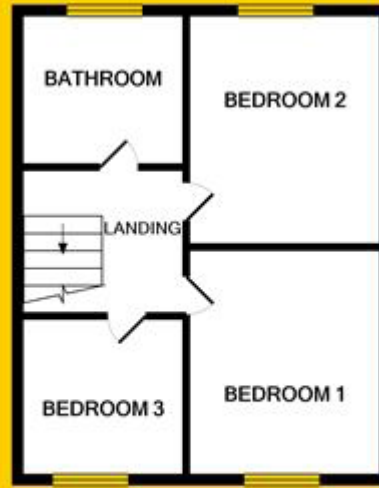
### REAR GARDEN

Large rear garden, 2 timber built storage sheds, large patio area, garden room built at bottom with own wc.





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

Nick Lindsey and he can be contacted on 01 9089300 or 0 86 063 4889

Alternatively you can send an email to [nick.lindsey@raycooke.ie](mailto:nick.lindsey@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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