

**FOR SALE**

BY PRIVATE TREATY

**246 Palmerstown Woods  
Clondalkin  
Dublin 22  
D22EP83**



Three bedroom Semi Detached  
c. 111.9 sq.m / 1,200sq.ft

**BER** TBC

**Price: €275,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom semi-detached family home to the market in Palmerstown Woods, Clondalkin. Palmerstown Woods is a very established and popular development which is renowned for its well-proportioned homes and leafy tree lined avenues. It is always in high demand due to its close proximity to Clondalkin Village and an abundance of local amenities including shops, shopping centres, schools and leisure facilities.

Having been extended this property offers a very spacious internal living accommodation of c. 1,200 sq ft comprising of. sitting room, dining area, kitchen, office and a spacious sun room. Three bedrooms and main family bathroom upstairs. The rear door leads out to a low maintenance rear garden with a shed. The property has been extremely well maintained and boasts an endless list of additional features including gas fired central heating, stunning living space and built in wardrobes. This one is certain to be a hit with first time buyers looking to take that first step onto the property ladder. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 1,200 sq ft
- BER TBC
- Fully alarmed
- Excellent condition
- Built in wardrobes in all bedrooms
- Extra-large living room
- Office / playroom
- Sun room
- Recently extended
- Double Glazed windows
- Private rear garden with side access
- Peaceful setting
- Off street parking for multiple cars
- Highly sought after development
- Within easy reach of Clondalkin Village
- Viewing highly advised





## ACCOMMODATION

### HALLWAY

14'7" x 5'5" (4.5m x 1.7m)

Wooden flooring with access to living room, kitchen & stairs.

### SUN ROOM

11'4" x 8'8" (3.5m x 2.7m)

Laminate flooring with access to the garden.

### KITCHEN

20'6" x 8'2" (6.3m x 2.5m)

Tiled flooring with fitted kitchen gas hob.

### OFFICE

9'1" x 10'1" (2.8m x 3.09m)

Laminate flooring with access to the kitchen.

### LIVING ROOM

11'8" x 16'4" (3.6m x 5m)

Wooden floor with access to hallway and gas fire.

### BEDROOM 1

11'1" x 10'8" (3.4m x 3.3m)

Carpet flooring and built in wardrobes.

### BEDROOM 2

9'1" x 13'4" (2.8m x 4.1m)

Carpet flooring and built in wardrobes.

### BEDROOM 3

8'5" x 7'8" (2.6m x 2.4m)

Carpet flooring and built in wardrobes.

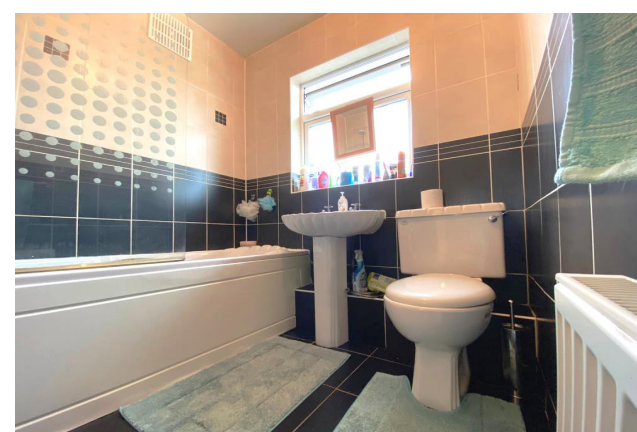
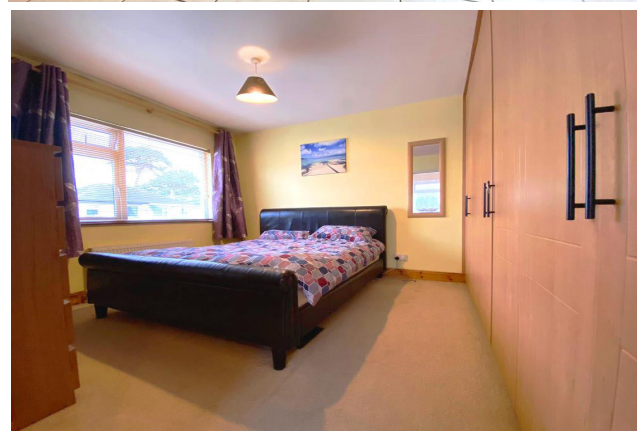
### BATHROOM

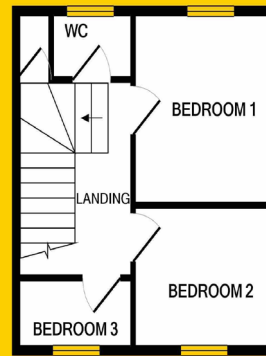
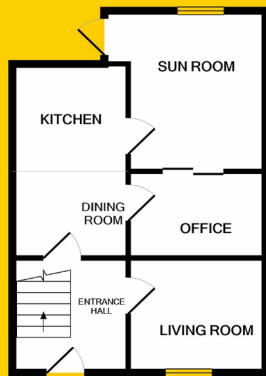
6'2" x 7'2" (1.9m x 2.2m)

Tiled floor and walls, wc, wash hand basin, bath & triton shower.

### REAR GARDEN

Private, low maintained, block shed with side access gate.





## 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

Alanna Tyrrell and she can be contacted on 01 4030720 or 0860606879

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



## MORTGAGES

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