

**FOR SALE**

BY PRIVATE TREATY

19 Knockmeenagh Road  
Clondalkin  
Dublin 22



Three Bedroom Semi Detached  
c.126.3sq.m. /1,360sq.ft.

**BER** TBC

Price: €375,000

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## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this substantial three bedroom semi detached family home to the market on Knockmeenagh Road, Dublin 22. Boasting one of Clondalkin's most desirable addresses, this particular location is the cream of the crop. You are ideally positioned on the fringe of Clondalkin Village with every conceivable amenity within walking distance including convenience stores, larger shopping centres, bars & restaurants and primary & secondary schools. You benefit from immediate access to the N7 and M50 Motorway and the Red Cow Luas Terminus is found within 3 minutes by car. Interior living accommodation of c. 1,360 sq ft comprises of a sizeable entrance hallway with cloakroom storage, lounge, separate dining room, kitchen with utility room, three double bedrooms, WC and separate bathroom. The front provides ample parking space with garage access. To the rear is a breath-taking, lawned garden c. 75 ft long with an enviable south facing aspect attracting sunshine throughout the day. No. 19 is a charming property that will require investment by its new owner to bring it back to life, but it does offer unrivalled potential along with the unmissable opportunity to lay down roots and create the forever home.

## FEATURES

- c. 1,360 sq ft
- In need of modernisation
- Single glazed windows
- Oil fired central heating
- Generous living accommodation
- Three double bedrooms
- Side Garage with rear utility space
- Breath-taking rear garden c. 75 ft long
- South Facing rear aspect
- Magnificent potential to extend (subject to necessary planning permission)
- Within a short stroll of Clondalkin Village
- Immediate access to the N7 & M50 Motorway
- Red Cow Luas Terminus found within 3 minutes by car
- Viewing highly advised!





## ACCOMMODATION

### ENTRANCE HALL

11'4" x 10'8" (3.5m x 3.3m)

Entered through storm porch, lino to floor, storage space, access to lounge and to kitchen.

### LOUNGE

14'1" x 12'7" (4.3m x 3.9m)

Carpet to floor, feature fireplace, double doors to dining room.

### DINING ROOM

13'1" x 11'1" (4m x 3.4m)

Lino to floor, feature fireplace, access to kitchen and sliding door to rear.

### KITCHEN

14'4" x 10'4" (4.4m x 3.2m)

L-Shaped fitted kitchen, lino to floor, tiled to splashback, access to utility room/garage.

### WC

7'2" x 2'6" (2.2m x 0.8m)

Seperate w.c.

### BEDROOM 1

13'4" x 10'4" (4.1m x 3.2m)

Double bedroom to the rear of the property, tongue and groove flooring.

### BEDROOM 2

11'4" x 11'1" (3.5m x 3.4m)

Double bedroom to the front of the property and carpet to floor.

### BEDROOM 3

14'4" x 10'4" (4.4m x 3.2m)

Double bedroom to the front of the property with tongue and groove flooring.

### BATHROOM

7'2" x 6'5" (2.2m x 2m)

Seperate bathroom with wc and whb.

### OUTSIDE FRONT

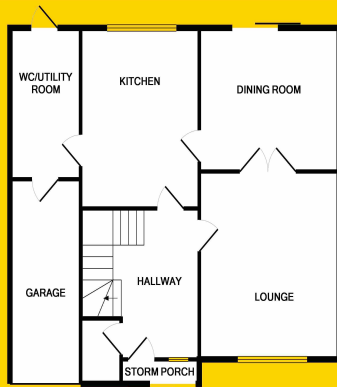
Gated entrance, concrete driveway with side lawn garden and access to garage.

### OUTSIDE REAR

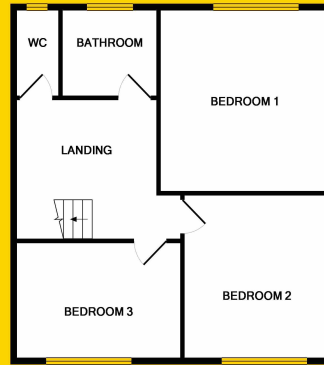
Extra large rear with mature trees and hedging, sunny south facing aspect.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

## DIRECTIONS

If travelling on Naas Road, exit for Clondalkin at Newlands Cross. At The Maldron Hotel traffic light junction turn right and at the T-junction turn left. Turn right onto Knockmeenagh Road and no. 19 can be found on the right hand side.

## LOCATION



## 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](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

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

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