

**FOR SALE**

BY PRIVATE TREATY

101 St. Johns Drive  
Clondalkin  
Dublin 22



Three Bedroom Terraced  
c.71.1sq.m. /765sq.ft



Price: €210,000

raycooke.ie  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this fine three bedroom terraced property to the market on St. Johns Drive, Dublin 22. This mature and peaceful development boasts an idyllic setting adjacent to Corkagh Park and is within walking distance of Clondalkin Village and its array of amenities including local shops, The Mill Shopping Centre, primary and secondary schools and leisure facilities. The Luas and the M50 Motorway are both very easily accessible by car.

Interior living accommodation of c. 765 sq ft comprises of lounge, kitchen/dining room, three bedrooms and main family bathroom. No. 101 is in need of cosmetic upgrades throughout but boasts excellent potential to be transformed into a magnificent family home or it would make an equally keen investment. Early interest is guaranteed; Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 765 sq ft
- In need of cosmetic upgrades throughout
- Gas fired central heating
- Generous rear garden
- Ideal for both 1st time buyers & investors
- Viewing highly advised!





## ACCOMMODATION

### LOUNGE

16'1" x 13'5" (4.9m x 4.1m)

Laminate flooring, open fireplace, staircase to first floor, access to kitchen.

### KITCHEN/DINING

15'7" x 9'5" (4.8m x 9.5m)

Shaker style kitchen with brick splashback, lino floor, sliding door to the rear.

### BEDROOM 1

9'8" x 9'2" (3m x 2.8m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobes.

### BEDROOM 2

8'5" x 7'5" (2.6m x 2.3m)

Single bedroom to the front of the property, carpet to floor.

### BEDROOM 3

11'5" x 8'2" (3.5m x 2.5m)

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

### BATHROOM

6'6" x 5'9" (2m x 1.8m)

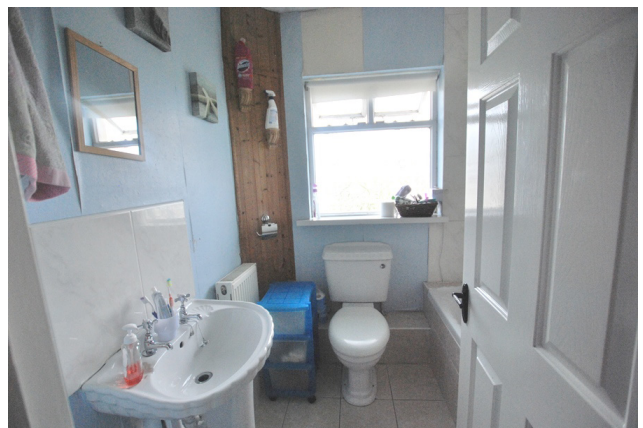
Fitted with wc, whb and electric shower.

### OUTSIDE FRONT

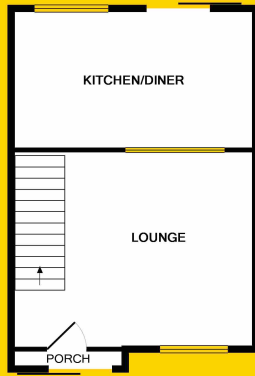
Concrete driveway with side lawn garden.

### OUTSIDE REAR

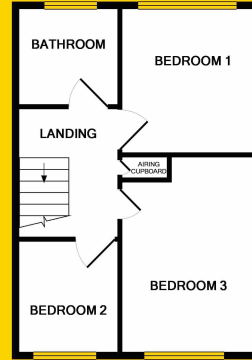
Walled and lawned, westerly orientation.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

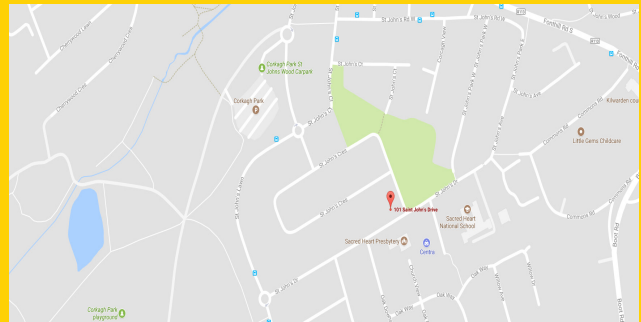
## DIRECTIONS

If travelling out of Clondalkin Village take the Boot Road and turn right onto St. John's Drive heading towards The Green Isle Hotel. Take your third right turn onto Hazelwood Crescent and at the roundabout turn right again onto St. John's Drive. Proceed ahead and no. 101 can be found on the left hand side.

## 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.

## LOCATION



## NEGOTIATOR

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

Alternatively you can send an email to **ross@raycooke.ie** and we will contact you.

## MORTGAGES

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Financial Services Ltd

For further financial advice, please call:  
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