

FOR SALE

BY PRIVATE TREATY

12 Lealand Gardens
Clondalkin
Dublin 22



One Bedroom Bungalow
c.41.8sq.m. / 450sq.ft.

BER TBC

Price: €150,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS proudly bring this one bedroom en-of-terrace bungalow to the market with an idyllic cul de sac position on Lealand Gardens, Dublin 22. This location is next to none as within a stone's throw you will find local shops, schools and leisure facilities along with Clondalkin Village being only a short stroll away.

Internal living accommodation of c. 447 sq ft comprises of entrance hallway, lounge, kitchen/dining room, one bedroom and main family bathroom. No. 12 requires internal upgrades but boasts magnificent potential to both 1st time buyers and investors. Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 447 sq ft
- BER TBC
- In need of internal upgrades
- Gas fired central heating
- Double glazed windows
- Paved rear garden with concrete shed
- Open fire to lounge
- Peaceful cul de sac
- Ample street parking
- Within easy reach of M50 motorway & Clondalkin Village
- Suit both 1st time buyers and investors!



ACCOMMODATION

ENTRANCE HALL

5'9"x4'9" (1.8mx1.5m)

Laminate flooring with access to storage.

LOUNGE

12'4"x9'5" (3.8x2.9)

Secure fireplace, carpet flooring with access to rear garden.

KITCHEN

11'4"x8'5" (3.5mx2.6m)

Eye and floor level units, access to storage closet. Lino flooring.

BEDROOM

15'0"x9'1" (4.6mx2.8m)

Carpet flooring, built in wardrobe.

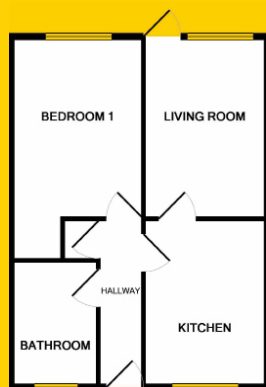
BATHROOM

5'9"x5'5" (1.8mx1.8m)

Tiled flooring and wall, fitted with w.c, whb and bath.



FLOOR PLAN



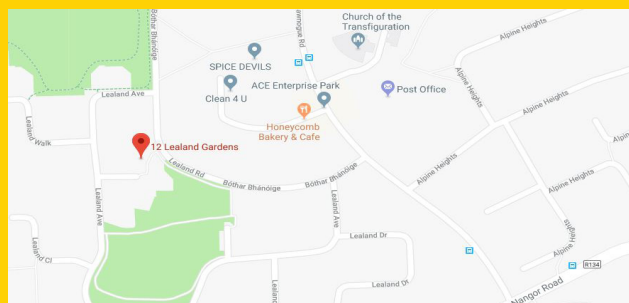
DIRECTIONS

Directions from Red Cow proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road and at the next main roundabout take your first exit onto the New Nangor Road. At the first set of traffic lights turn right onto Bawnogue Road. Take your first left turn onto Lealand Road and in turn your second left turn onto Lealand Avenue. Turn left onto Lealand Gardens and no.23 is 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

Chase Nouri and he can be contacted on **01 40 30 720 or 086 130 4080.**

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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