

**FOR SALE**

BY PRIVATE TREATY

4 Elderwood Road  
Palmerstown  
Dublin 20  
D20P443



Three Bedroom Semi Detached  
c.79sq.m. /850sq.ft.



Price: €299,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this three bedroom family home to the market located on the highly sought after Elderwood Road, Woodfarm Acres, Palmerstown. The location of Elderwood Road could not be better with every conceivably local amenity schools, shops and all bus routes within walking distance and the M50 motorway a mere two min drive away.

Bright and spacious living accommodation comprises of entrance hall, kitchen/dining room, lounge, two double bedrooms and one single bedroom and a main family bathroom. The property also comes with a sunny garden to the rear, ample parking to the front. No. 4 is in need of modernisation but can be the perfect home for any young family's or first time buyers. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 850sq.ft
- Oil fired central heating
- Single glazing throughout
- Fantastic location
- Ideal for a first time buyer
- 3 bedrooms / 1 Bathroom
- Ample off street parking
- Highly sought after location
- Only a stone's throw from M50 Motorway
- Within walking distance of Palmerstown Shopping Centre
- Every conceivable local amenity within arm's reach
- Early viewing highly advised!





# ACCOMMODATION



## HALLWAY

15'0" x 6'2" (4.6m x 1.9m)

Timber flooring with carpet to stairs and landing, access to lounge and kitchen.

## LOUNGE

16'4" x 10'4" (5.0m x 3.2m)

Bright lounge to the front of the property with timber flooring, feature fireplace and TV point.

## KITCHEN/DINING

9'8" x 17'7" (3.0m x 5.4m)

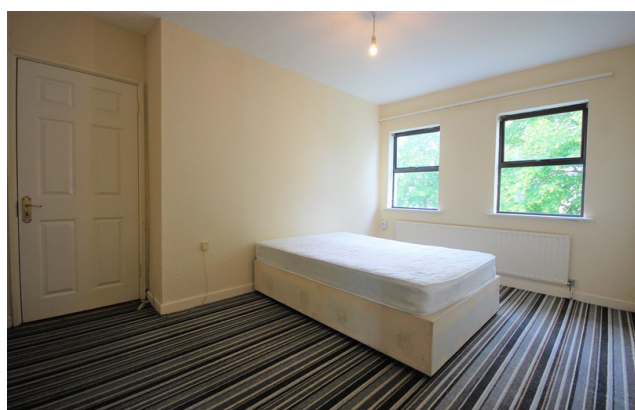
Fully fitted kitchen with a range of eye and floor level units with laminate flooring, open plan dining area with sliding doors to rear garden.



## BEDROOM 1

13'4" x 10'8" (4.1m x 3.3m)

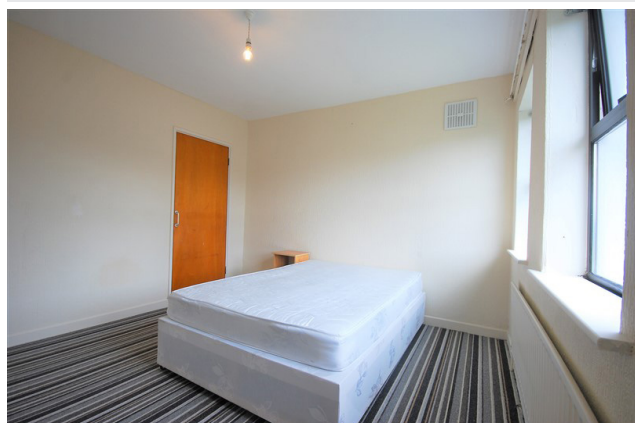
Double bedroom to the rear of the property with carpet flooring and built in wardrobes.



## BEDROOM 2

13'7" x 10'8" (4.2m x 3.3m)

Double bedroom to the front of the property with carpet flooring and built in wardrobes.



## BEDROOM 3

10'1" x 7'8" (3.1m x 2.4m)

Single bedroom to the front of the property with carpet flooring and built in wardrobes.

## BATHROOM

6'5" x 6'2" (2.0m x 1.9m)

Fully fitted bathroom with w.c, whb and electric shower, fully tiled.



## FLOOR PLANS



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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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



## MORTGAGES

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For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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