

**FOR SALE**

BY PRIVATE TREATY

6 Melrose Grove  
Clondalkin  
Dublin 22  
D22 T660



Three Bedroom MidTerrace  
c.86.39q.m /930.sq.ft



Price: €195,000

raycooke.ie

## DESCRIPTION

Ray Cooke Auctioneers are delighted to present this bright and spacious three bed, two bath mid terraced family home to the market in the popular location of Melrose Grove, Clondalkin. This home is the perfect starter home for a young family, with easy access to local schools, and a host of amenities such as West Estate, local schools, Liffey Valley Shopping Centre and The Mill Shopping Centre. There is also great access to all major public transport easy access to the main bus routes, Clondalkin Fonthill train station along with the N7 & M50. Internal living accommodation of c. 930 sq. ft. comprises of entrance hallway, lounge, hot press, guest wc., lounge, living area, extended dining/ kitchen area, three bedrooms, main family bath room. With access via the kitchen this home is equipped bright private garden which is not overlooked along with lane access, the garden also includes great storage in the garden shed. No 6 Melrose would ideally suit a family looking for a large starter home, or a investor looking for a fantastic rental property. – Call Ray Cooke Auctioneers today to arrange a viewing!

## FEATURES

- C. 930 sq. ft.
- BER – D1
- Large open extended living/ dining/ kitchen area
- Gas fired central heating
- Downstairs guest WC.
- Spacious main lounge
- 3 generous sized bed rooms
- Fitted wardrobes
- Generous rear garden with lane access
- Mid terrace home
- Off street parking in front garden
- Gated driveway
- Shops and local schools within a stones throw
- Viewing highly advised!



## ACCOMMODATION

### ENTRANCE HALL

13'6"x5'7"(4.17mx1.74m)

Wooden floor, carpet on stairs access to living room.



### LOUNGE

11'4"x13'7"(5.4mx3.6m)

Wooden floor, fire place access to hall.

### KITCHEN

17'3"x17'3"(5.3mx5.3m)

Fitted kitchen, tiled floor, washing machine, dish washer, extended open plan living.



### LIVING ROOM OFF KITCHEN

16'40"x10'17"(5.0mx3.1m)

Wooden floor, access to kitchen area

### BEDROOM 1 MASTER

12'4"x9'5"(3.8mx2.9m)

Fitted wardrobes, carpet to floor.

### BEDROOM 2

10'49"x9'5"(3.8mx2.9m)

Fitted wardrobes, carpet to floor.

### BEDROOM 3

9'5"x9'4"(2.9mx2.89m)

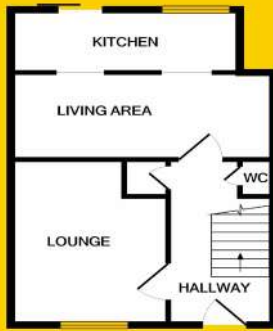
Carpet to floor.

### BATHROOM

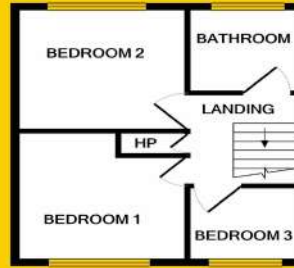
6'5"x6'0"(2.0mx1.83m)

Wc, Whb, bath with shower, tiled floor and walls.





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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

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



## MORTGAGES

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