

FOR SALE

BY PRIVATE TREATY

152 Alpine Heights
Clondalkin
Dublin 22
D22 Y7T3



Three Bedroom Mid Terrace
c.102.2.sq.m /1,100.sq.ft

BER TBC

Price: €265,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom property with additional attic conversion to the market ideally tucked away within the peaceful and tree lined development of Alpine Heights Dublin 22. This highly sought after development is located just off The Nangor Road and is within a stone's throw of a host of local amenities including shops, schools, bars and The Mill Shopping Centre. You are within walking distance of Clondalkin Village and the M50 Motorway and Liffey Valley Shopping Centre can both be found within a couple of minutes' drive.

Bright and spacious interior living accommodation comprises of entrance hall, lounge, kitchen dining room, 3 spacious bedrooms (2 double, 1 single), main family bathroom and spacious attic conversion which would suit a variety of uses. Sliding doors from the dining area lead onto a long, low maintenance rear garden which features a block built shed and rear laneway access. No. 152 comes to the market having been lovingly cared for by its current owners and boasts a lengthy list of additional features including gas fired central heating, built in wardrobes, top quality flooring and off street parking for multiple cars. Early interest is sure to be expected, call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1100 sq. ft.
- EXCELLENT ATTIC CONVERSION
- Double glazed windows
- Gas heating
- Excellent condition throughout
- Large bedrooms
- Fully tiled bathroom suite with Mira Shower
- Built in wardrobes
- Top quality flooring throughout
- Private rear garden
- Cobblelock with artificial grass centrepiece
- Block built shed and rear laneway access
- Peaceful setting
- Highly sought after development
- Within easy reach of Clondalkin Village
- A host of bus routes on your doorstep
- Viewing highly advised!



ACCOMMODATION

LOUNGE

11'8" x 15'0" (3.6m x 4.6m)

Timber effect flooring with large window floods the room with natural light, feature electric fireplace and double doors to kitchen and dining area.

KITCHEN

18'0" x 10'4" (5.5m x 3.2m)

Fully fitted kitchen with eye and floor level units, tiled flooring, dining area and sliding doors to rear garden.



BEDROOM 1

12'1" x 12'4" (3.7m x 3.8m)

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

BEDROOM 2

11'4" x 12'1" (3.5m x 3.7m)

Double bedroom to the front of the property with carpet flooring.



BEDROOM 3

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

Single bedroom to the front of the property with timber effect flooring.

ATTIC

15'9" x 10'1" (4.7m x 3.1m)

Hardwood flooring, ample storage to sides, perfectly good for 4th bedroom.



BATHROOM

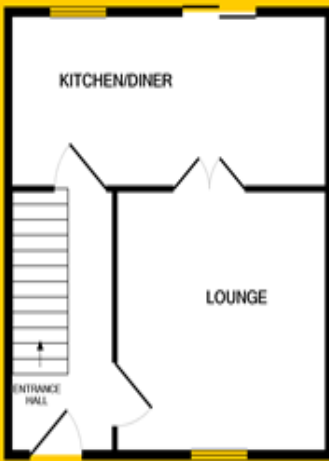
5'9" x 7'5" (1.8m x 2.3m)

Fully fitted bathroom with w.c., w.h.b, with mira shower and bath, fully tiled.

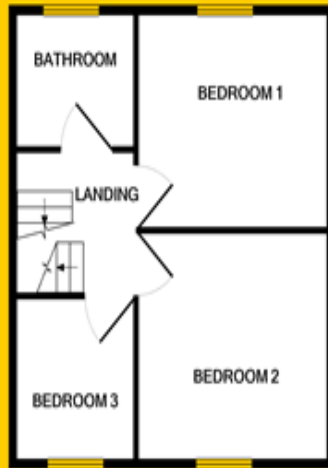
REAR

Cobblelock with artificial grass to centre, block built shed and laneway access.

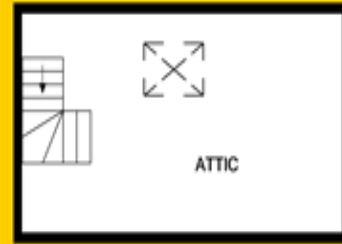




GROUND FLOOR



1ST FLOOR



2ND 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

James Drony and he can be contacted on 01 4599288 or 086 1409043

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



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For further information or advice, please call:
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