



For Sale By Private Treaty

23 Elmcastle Close,
Kilnamanagh,
Dublin 24,
D24Y99V

3 Bedroom | 1 Bathroom | Semi Detached | 95 sq.m

Guide Price: €325,000



Scan to view Property



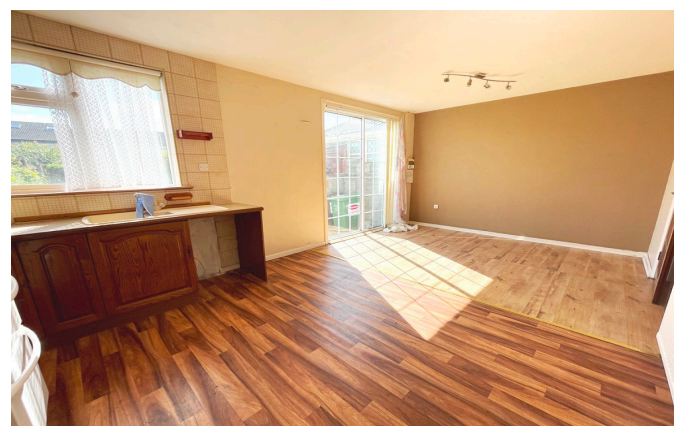
Description

Ray Cooke Auctioneers are delighted to offer to the market this rarely available three bedroom semi-detached family home to the market in the popular Elmcastle development, Kilnamanagh.

Positioned in a Cul de sac, situated in one of Kilnamanagh's most sought after developments, this is the perfect location for young families with its own national primary school and plethora of local amenities. There is great access to all major road networks including the M50, N7, N81 and Belgard Road and is also well served by public transport with the Luas and Dublin Bus stop conveniently located nearby making the city centre easily accessible. Open and airy living accommodation of c. 95 Sqm can be found in this property which in brief consists of; Entrance porch, entrance hall, Lounge and Kitchen/dining room to the ground floor. Upstairs you will find three bedrooms and a family bathroom. Externally to the rear you find a larger than average garden with side access to the front where you will find a gated driveway for off road parking. Number 23 comes to the market in need of refurbishment throughout. This presents an ideal opportunity for someone to put their own stamp on a property that offers huge potential!! Call Ray Cooke Auctioneers for

Features

- Ber E2
- In need of refurbishment
- Driveway to front
- Popular location
- Large rear garden
- C. 95 sqm
- Close to amenities
- Mature Cul de sac location
- Fantastic opportunity
- No chain
- Call today to arrange a viewing!



Accommodation

Entrance Hall

3.9m x 1.9m

Under stairs storage cupboard with access to the lounge and kitchen.

Living

4.5m x 3.7m

Bright and spacious living area with laminate flooring

Kitchen/ Dining

5.8m x 3.4m

Laminate flooring with floor and eye level units and space for washing machine, fridge freezer and over with patio door leading to the rear garden.

Bedroom 1

3.5m x 3.7m

Double bedroom to the rear of the property with built in cupboard.

Bedroom 2

3.8m x 2.9m

Double room to the front of the property with built in cupboard.

Bedroom 3

2.7m x 2.4m

Single Bedroom to ther front of the property.

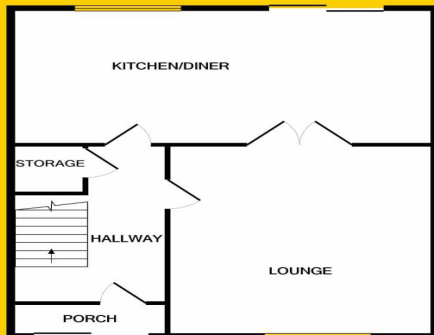
Bathroom

1.9m x 1.7m

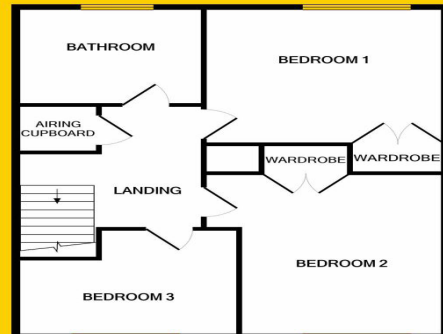
WC, WHB and bath.



Floor Plans



GROUND FLOOR



1ST FLOOR

Negotiator

Nick Li
01 6995050 or 086 0469458

Email: john.sullivan@raycooke.ie



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.

**Ray
Cooke.**
Financial Services

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

Mortgages

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

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

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages

