

FOR SALE

BY PRIVATE TREATY

63 Oak Way
Clondalkin
Dublin 22



Three Bedroom Terraced
c.99.9sq.m. /1,075sq.ft

BER TBC

Price: €239,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this fine three bedroom family home to the market in one of the most sought after locations for young families stepping onto the property ladder in Dublin 22. Oak Way is ideally positioned within a brisk walk of Clondalkin Village and its many amenities such as The Mill Shopping Centre, Clondalkin Leisure Centre, esteemed primary and secondary schools, extensive recreational and leisure facilities and the picturesque Corkagh Park. The area is well serviced by direct bus routes to Dublin's City Centre as well as being within easy access of the M50, N7 and The Red Cow Luas Stop.

Interior living accommodation of c. 1,075 sq ft comprises of entrance hallway, lounge, open plan kitchen/dining room, three bedrooms, main family bathroom and a converted attic. The attic conversion is currently in use as a generous double bedroom and to the rear you will find a low maintenance garden with a sunny southerly aspect. All in all this one is not to be missed; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,075 sq ft
- Oil fired central heating
- Double glazed windows
- Additional attic conversion(potential 4th bedroom)
- Bright bay window to lounge
- Upgraded kitchen
- Off street parking
- Corkagh Park & Clondalkin Village within walking distance
- M50 Motorway & The Luas within easy reach
- Viewing highly advised



ACCOMMODATION

HALLWAY

12'1" x 5'5" (3.7m x 1.7m)

Laminate flooring, access to lounge and kitchen/dining room, carpet to stairs and landing.

LOUNGE

13'7" x 11'1" (4.2m x 3.4m)

Timber flooring, feature open fireplace, bright bay window.

KITCHEN/DINING ROOM

17'0" x 13'4" (5.2m x 4.1m)

Fitted L-Shaped kitchen, tiled floor and splashback and understairs storage.



BEDROOM 1

11'1" x 10'8" (3.4m x 3.3m)

Double bedroom to the rear of the property, laminate flooring, double mirrored wardrobes.



BEDROOM 2

11'8" x 11'1" (3.6m x 3.4m)

Double bedroom to the front of the property, carpet to floor and built in wardrobes.

BEDROOM 3

8'8" x 7'8" (2.7m x 2.4m)

Single bedroom to the front of the property, laminate flooring, built in wardrobes.

BATHROOM

7'8" x 5'2" (2.4m x 1.8m)

Fully tiled bathroom suite with wc, whb and shower cubicle.



ATTIC

17'0" x 11'8" (5.2m x 3.6m)

Accessed from landing, laminate flooring, eaves storage, velux window. In use as a double bedroom.

OUTSIDE FRONT

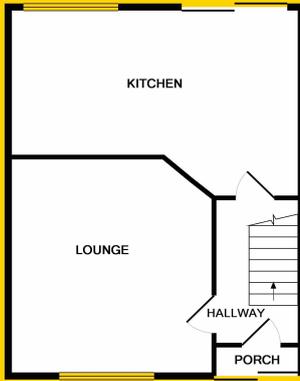
Walled with cobblelock driveway.

OUTSIDE REAR

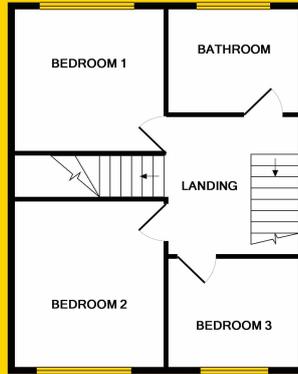
Walled love maintenance paving, block storage shed, sunny south westfacing orientation.



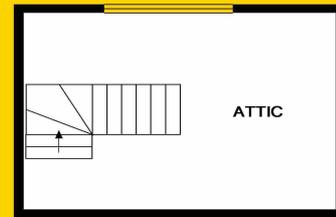
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling out of Clondalkin Village take the Boot Road and turn right onto St. John's Drive heading towards The Green Isle Hotel. Take your second turn right onto Oak Way. Proceed ahead and no. 63 can be found 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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

MORTGAGES

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Ray Cooke
Financial Services Ltd

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