

**FOR SALE**

BY PRIVATE TREATY

76 St. Johns Wood  
Clondalkin  
Dublin 22



Three Bedroom Semi Detached  
c.130.1sq.m. /1,400sq.ft

**BER** TBC

Price: €299,950

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this heavily extended three bedroom semi detached family home to the market tucked away on the tree lined cul de sac of St. Johns Wood, Clondalkin. Arguably one of Dublin 22's most sought after addresses; St. Johns Wood is located in the heart of Clondalkin Village and finds a wealth of amenities on its doorstep including local shops, The Mill Shopping Centre, primary & secondary schools, bars & restaurants, and leisure facilities. On a transport note you will find a host of bus routes to the front of the development along with the N7, M50 motorway and The Luas all accessible within minutes by car. Most spacious, light filled interior living accommodation of c. 1,400 sq ft comprises of entrance hallway, sizeable lounge, utility room with guest wc, extended kitchen, three generous bedrooms, main family bathroom and a converted attic – ideal for a variety of uses. No. 76 is presented in no less than pristine condition throughout having been lovingly cared for by its current owner. The extended living space is perfectly suited to a growing family and the rear boasts a breath taking south facing garden, attracting the sun throughout the day, with a block built storage shed. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 1,400
- Alarmed
- Double glazed windows
- Gas fired central heating
- Extended kitchen
- Separate utility room with guest wc
- Extra spacious entrance hallway
- Three double bedrooms
- Fully tiled bathroom suite
- Converted Attic (Ideal for a variety of uses)
- Superb south facing rear garden
- Not overlooked
- Block built storage shed
- Mature and sought after development
- Peaceful cul de sac
- Ideally located in the heart of Clondalkin Village
- A wide array of amenities found within walking distance
- N7, M50 Motorway and The Luas found within minutes
- Viewing highly advised!





## ACCOMMODATION

### HALLWAY

13'4" x 6'5" (4.1m x 2m)

Timber flooring, carpet to stairs, understairs storage space, access to lounge and utility room with guest w.c.

### LOUNGE

26'9" x 11'4" (8.2m x 3.5m)

Timber flooring, feature fireplace with gas fire, double doors to kitchen.

### KITCHEN

14'1" x 19'3" (4.3m x 5.9m)

Lino to floor, fully fitted kitchen with ample units and worktop space, tiled splashback, access to rear.

### BEDROOM 1

10'8" x 10'8" (3.3m x 3.3m)

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

### BEDROOM 2

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

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

### BEDROOM 3

9'5" x 8'2" (2.9m x 2.5m)

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

### BATHROOM

7'2" x 5'9" (2.2m x 1.8m)

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

### ATTIC

14'7" x 11'8" (4.5m x 3.6m)

Entered through landing area, timber flooring, built in wardrobe space and velux window.

### OUTSIDE FRONT

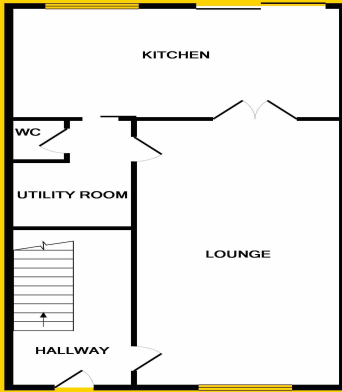
Peaceful cul de sac, concrete driveway with side lawn area

### OUTSIDE REAR

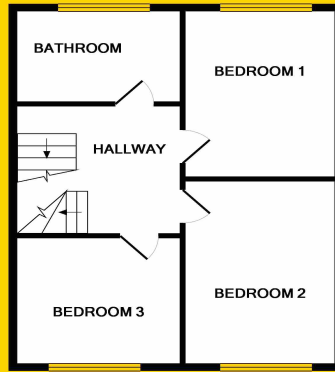
Sunny south facing orientation, lawned with decking, not overlooked.



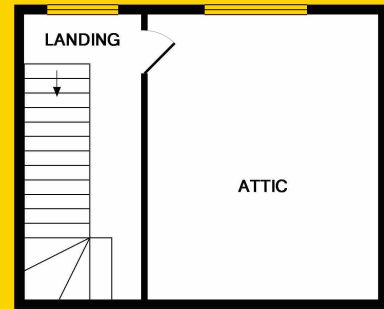
## FLOOR PLANS



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.

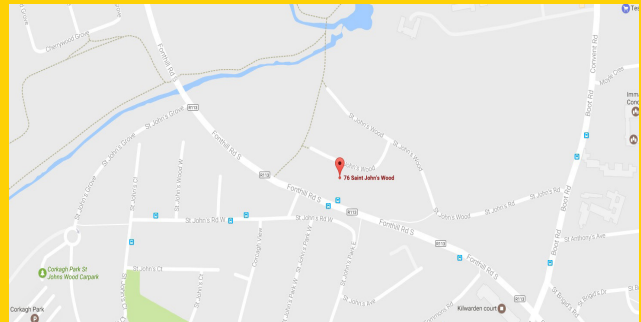
## DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross Maldron Hotel. Continue along the Fonthill Road and after the Topaz Filling Station turn right at the traffic light junction onto Boot Road. From here turn left onto St. Johns Road and the road veers to the right. Turn left and no. 76 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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For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email [sean@raycooke.ie](mailto:sean@raycooke.ie)

### CLONDALKIN

(Head Office) 3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720

F +353 (0)1 40 30 760

E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght, Dublin 24

T +353 (0)1 45 99 288

F +353 (0)1 40 30 760

E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure, Dublin 6W

T +353 (0)1 68 75 800

F +353 (0)1 40 30 760

E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)



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