

FOR SALE

BY PRIVATE TREATY

**10 Lealand Avenue
Clondalkin
Dublin 22
D22 XP08**



**Three Bedroom Semi Detached
c.94.0sq.m / 1,012sq.ft**



Price: €259,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly bring this excellent three-bedroom semi-detached property to the market located on Lealand Avenue, Clondalkin. This location is next to none as within a stone's throw you will find local shops, schools and leisure facilities along with Clondalkin Village being only a short stroll away. Extra spacious internal living accommodation of c. 1,015 sq ft comprises of entrance hall, lounge, guest wc, kitchen/dining room and a new extension to the rear with access to the spacious rear garden and adjoining sheds, upstairs you will find three bedrooms (2 double/1 single), main family bathroom. No. 10 is in excellent condition throughout and will make the perfect family home. Featuring off street parking, and three spacious bedrooms this is sure to be a hit with first time buyers or those trading up. Early interest is sure to be expected. Call Ray Cooke Auctioneers for further information!

FEATURES

- c. 1015 sq ft
- BER – C2
- Side garage accessed through front and rear
- Three spacious bedrooms
- Gas fired central heating
- Recently extended to the rear
- Double glazed windows throughout
- Fully tiled bathroom suite with Electric Shower
- Off street parking
- Within easy reach of M50 motorway & Clondalkin Village
- Suit both 1st time buyers, investors and those trading up!
- Viewing highly advised!



ACCOMMODATION



HALLWAY

15'4" x 5'9" (4.7m x 1.8m)

Laminate flooring with access to lounge, kitchen dining area and guest WC.

LOUNGE

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

Laminate flooring with bright front large window and access to the hallway and kitchen areas.

KITCHEN/DINING ROOM

17'7" x 12'1" (5.4m x 3.7m)

Tiled flooring with range cooker and access to extension and rear garden.

GUEST WC

3'6" x 5'2" (1.1m x 1.6m)

Tiled flooring with WC and wash hand basin.

BEDROOM 1

12'7" x 6'8" (3.9m x 2.1m)

Double bedroom to the front of the property with laminate flooring and fitted wardrobes.

BEDROOM 2

11'1" x 8'8" (3.4m x 2.7m)

Double bedroom to the front of the property, with carpet flooring and fitted wardrobes.

BEDROOM 3

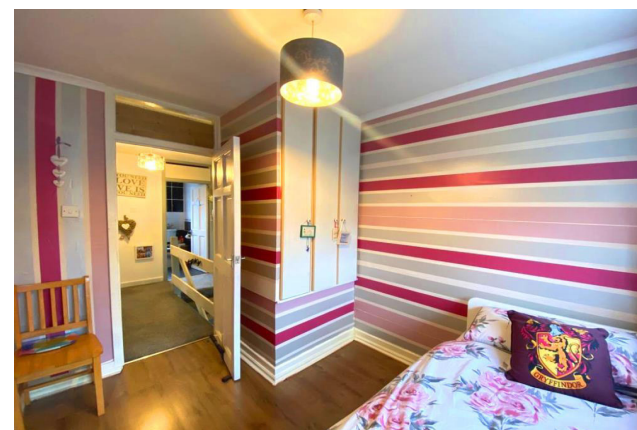
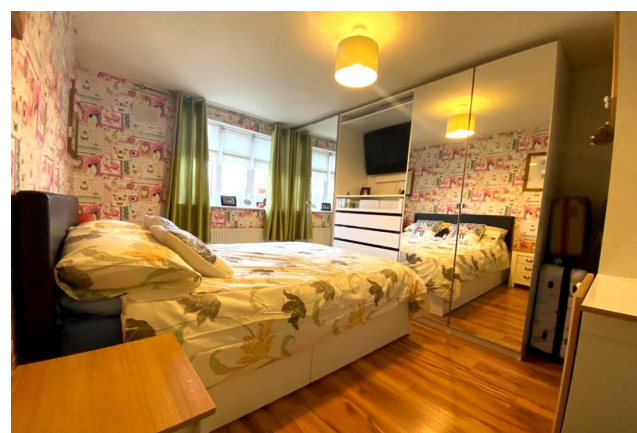
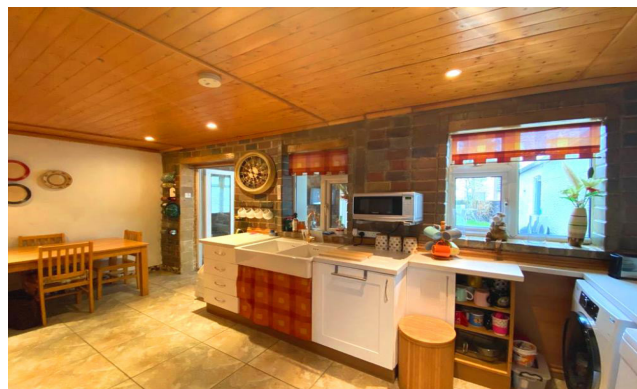
11'1" x 7'5" (3.4m x 2.3m)

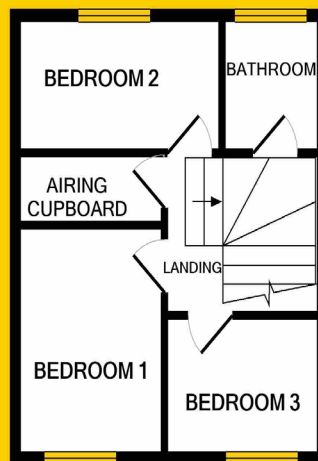
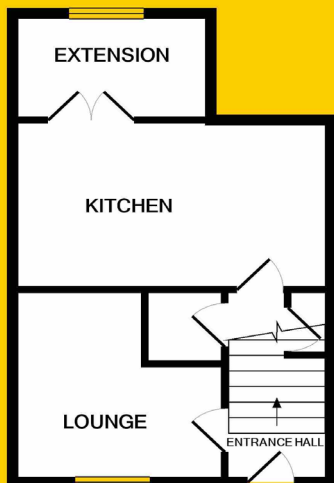
Double bedroom to the front of the property with laminate flooring and fitted wardrobes.

BATHROOM

6'2" x 6'5" (1.9m x 2.0m)

Fitted with WC, wash hand basin bath and shower, tiled flooring and walls.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

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



MORTGAGES

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For further information or advice, please call:
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