

**FOR SALE**

BY PRIVATE TREATY

118 Rockfield Drive  
Clondalkin  
Dublin 22



Three Bedroom End Of Terrace  
c.87.8sq.m. /945sq.ft.

**BER** TBC

Price: €275,000

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present to the market this magnificent three bedroom end of terrace family home located on Rockfield Drive, Dublin 22. Ideally positioned on the fringe of Clondalkin Village and with a vast array of amenities all within a stone's throw; the location is truly next to none. On a transport note you are within arm's reach of a host of bus routes, The Red Cow Luas Stop, The N7 and the M50 Motorway.

Interior living accommodation of c. 945 sq ft comprises of front porch, entrance hallway, lounge, open plan kitchen/dining room, three bedrooms and main family bathroom. No. 118 is presented in "walk-in" condition throughout and boasts a breathtaking rear garden c. 85 ft long. Absolutely prime for 1st time buyers, early interest is guaranteed.

## FEATURES

- c. 945 sq ft
- Gas fired central heating
- Double glazed windows
- Walk-in condition throughout
- Superb rear garden c. 85 ft long
- Fully tiled bathroom suite with Triton Shower
- Ample scope to extend to the rear (subject to planning permission)
- Ample off street parking to front
- Not overlooked to front or rear
- Within arm's reach of Clondalkin Village
- The M50 Motorway and The Luas within easy reach
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

11'8" x 5'9" (3.6m x 1.8m)

Front porch area, tiled floor, carpet to stairs and landing, access to lounge and kitchen/dinning room.

### LOUNGE

13'1" x 11'8" (4m x 3.6m)

Carpet to Flooring and venetian blinds.

### KITCHEN/DINNING

19'6" x 9'5" (6m x 2.9m)

Fitted L-Shaped kitchen, tiled floor and splashback, downstairs storage and access to rear.



### BEDROOM 1

8'2x 4'5" (2.5m x 1.4m)

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



### BEDROOM 2

10'4" x 9'5" (3.2m x 2.9m)

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

### BEDROOM 3

8.5" x 8'2" (2.6m x 2.5m)

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

### BATHROOM

8'2" x 1'4" (2.5m x 1.4m)

Fully Tiled, fitted with w.c, whb and bath and shower cubicle.



### OUTSIDE FRONT

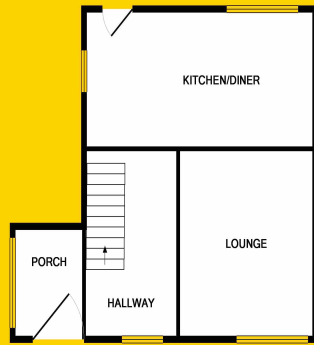
Not overlooked, concrete driveway with side lawn garden and stone steps to rased front porch.

### OUTSIDE REAR

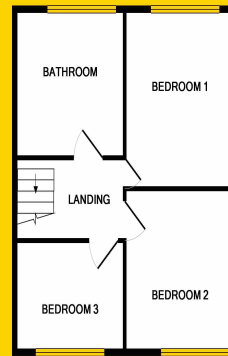
Extra large garden 85'ft, not overlooked and storge shed.



## FLOOR PLANS



GROUND FLOOR

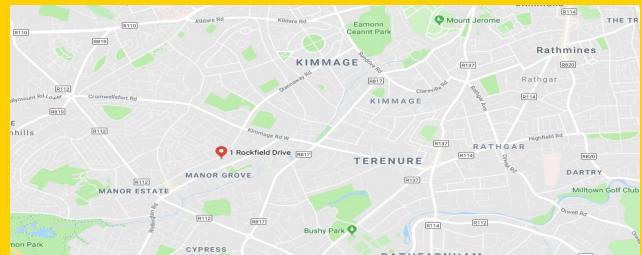


1ST FLOOR

## DIRECTIONS

If travelling from Belgard Road through Newlands Cross proceed ahead passing The Maldron Hotel on left hand side and again passing The Topaz Service Station. At the traffic light junction turn left onto Boot Road. Before the N7 turn left onto Rockfield Drive. At the T-Junction no. 118 can be seen in front of you.

## LOCATION



## 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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

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



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

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

### CLONDALKIN

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

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

**raycooke.ie**

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.