

FOR SALE

BY PRIVATE TREATY

**22 Newlands Manor Green
Clondalkin
Dublin 22
D22 WD96**



Three Bedroom Mid Terrace
c. 97.9sq.m / 1,054sq.ft

BER TBC

Price: €299,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this stunning Three -bedroom mid terrace family home to the market in the exclusive Newlands Manor development. With a secure gated entrance and picturesque views of the bordering Corkagh Park, the development consistently maintains its prestige status and is highly sought after. Clondalkin Village can be found within walking distance and within arm's reach you will find a host of bus routes to and from Dublin's City Centre, the Luas, the M50 Motorway and the N7. Bright and spacious living accommodation of 1054 sq. ft comprises of entrance hall, Lounge, Guest W.C, open plan kitchen/ dining and living space, access to the private south facing garden. On the first floor you will find three spacious and bright bed rooms and long with master en suite and family bath.

No. 22 is presented in beautiful condition throughout and is sure to cause a stir among a wide range of 1st time buyers and investors alike. Having recently under gone renovation including all bathrooms, entrance hall and kitchen this property is in turn key condition ready for the new owners to move in. Early viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- BER – TBC
- C. 1054 Sq.ft
- Gas Fired Central (new boiler fitted Dec 2020)
- New bespoke fitted kitchen
- All new bathrooms
- Double glazed windows
- Covings in living room and entrance hall
- Large bay window in living room
- Immaculate presented family home
- Open plan kitchen living space
- Private south facing garden
- Low maintenance landscaped garden
- Peaceful cul de sac in a mature gated development
- Ample parking to the front of the property
- Call Ray Cooke Auctioneers for further information or to arrange viewing!



ACCOMMODATION

ENTRANCE/HALLWAY

12'4" x 3'9" (3.8m x 1.2m)

Tiled flooring with access to guest WC, living room stairs and landing.

KITCHEN

11'4" x 16'0" (3.5m x 4.9m)

Tiled flooring, new fitted kitchen with access to rear and sunroom.



SUNROOM

9'0" x 7'2" (3.0m x 2.2m)

Laminate flooring with access to the rear garden.

LIVING ROOM

18'7" x 11'4" (5.7m x 3.5m)

Laminate flooring, gas fire with bay window.



BEDROOM 1

10'1" x 14'1" (3.1m x 4.3m)

Carpet flooring with fitted wardrobes and access to ensuite with tiled walls and flooring, wc, wash hand basin and shower.

BEDROOM 2

14'7" x 8'8" (2.7m x 4.5m)

Carpet flooring with fitted wardrobes.

BEDROOM 3

13'1" x 6'5" (4m x 2m)

Carpet flooring with fitted wardrobes.



BATHROOM

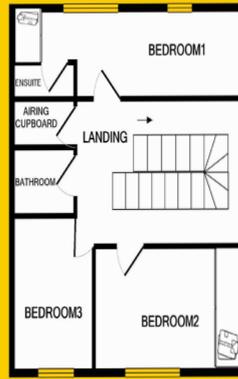
7'2" x 5'9" (2.2 x 1.8m)

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

REAR GARDEN

South facing rear garden, patio and green area not over looked.





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 0860606879

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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