

Ray Cooke.

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PSR Licence Number 002307



For Sale *By Private Treaty*

48 St Patricks Road
Clondalkin
Dublin 22
D22 XY01

3 Bedroom | 1 Bathroom | Semi Detached | 100 sq.m

Guide Price: €375,000



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Description

RAY COOKE AUCTIONEERS are delighted to welcome you through the door of no. 48 St Patricks Road, an enticing three bedroom semi detached family home ideally positioned at on this mature tree lined road in the heart of Clondalkin Village. This particular location simply cannot be beaten as every conceivable amenity is found within arm's reach including local shops & convenience stores, Tesco Shopping Centre, The Mill Shopping Centre, Clondalkin Leisure Centre, a host of cafes/bars/restaurants and a selection of well renowned primary & secondary schools. Bus routes serving Dublin's City Centre are set just at the end of the road, the M50 Motorway & N7 are merely minutes by car and The Red Cow Luas Stop is only a stone's throw away. Internal living accommodation of c. 100 sq m (c. 1,076 sq ft) comprises of entrance hallway, lounge, separate dining room, kitchen/breakfast room, three bedrooms and main family bathroom. There is access to the garage which offers potential for conversion subject to necessary planning permission. To the rear you are embraced with a spectacular rear garden which is not overlooked and is by an enviable sunny orientation.

Features

- c. 100 sq m
- c. 1,100 sq ft
- Generous rooms throughout
- Oil fired central heating
- Large lounge and separate dining room
- Side garage with magnificent potential
- Three good sized bedrooms
- Peaceful setting
- Ample off and on street parking
- Substantial rear garden
- Rear is fully walled and not overlooked
- Sunny Orientation



Accommodation

Front Living Room

3.7m x 3.6m

Living room to the front of the property. Carpet flooring.

Kitchen

2.86mx3.98m

Kitchen to the rear of the property. Access to the rear garden.

Rear Living Room

3.77m x 4.17m

Carpet flooring. Built in fire place

Bathroom

1.78m x 2.22m

Fully tiled. WC, WHB & shower

Bedroom 1

3.82mx4.15m

Bedroom to the rear of the property. Carpet flooring

Bedroom 2

3.8x3.67m

Double bedroom to the front of the property, Carpet flooring.

Bedroom 3

2.82m x 2.83m

Single bedroom to the front of the property. Carpet flooring.



Floor Plans



Negotiator

James Droney

01 459 9288 or 086 140 9043

Email: james@raycooke.ie



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.

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