

FOR SALE

BY PRIVATE TREATY

42 Moorfield Avenue
Clondalkin
Dublin 22
D22 RY98



Three Bedroom End of Terrace
c.92.9sq.m. /1,000sq.ft.

BER TBC

Price: €225,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine three bedroom end of terrace family home to the market in one of Clondalkin's most sought after housing estates. Moorfield is located within walking distance of Liffey Valley Shopping Centre and is within close proximity of Clondalkin Village and the M50 motorway.

Bright and spacious living accommodation comprises of entrance hall, lounge, kitchen second lounge/dining room, three bedrooms (2 double/1 single) and main bathroom. Boasting additional features such as a large maintenance free rear garden, and double glazed windows throughout, this fine property is sure to generate early interest. No. 42 boasts a magnificent opportunity for a first time buyer to put their own mark on the property, it also boasts a sunny rear garden and ample parking to the front. Early viewing is highly advised, Call Ray Cooke Auctioneers today!

FEATURES

- c. 1000 sq. ft. in size
- Gas fired central heating
- Ample parking
- Three spacious bedrooms
- STUNNING condition throughout
- Sunny private rear garden
- Fully Alarmed
- Ideally located moments from Clondalkin Village
- A wide array of amenities found within walking distance
- N7, M50 Motorway and Liffey Valley found within minutes
- Viewing highly advised!



ACCOMMODATION



HALLWAY

Laminate flooring with carpet to stairs and landing, access to lounge and kitchen.

LOUNGE

Bright lounge to the front of the property with laminate flooring and tv point.

KITCHEN/DINER

Bright large dining area with laminate flooring, open plan to extended fully fitted kitchen with a range of eye and floor level units and lino flooring.



BEDROOM 1

Double bedroom to the rear of the property, laminate flooring, fitted wardrobes.



BEDROOM 2

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



BEDROOM 3

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



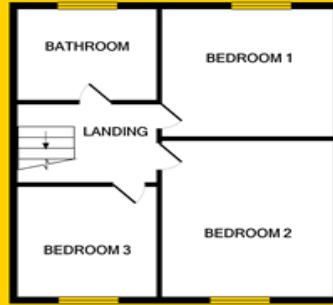
BATHROOM

Fully fitted bathroom with wc, whb and bath, fully tiled.

FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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



MORTGAGES

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- Choice of Lenders



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email to sean@raycooke.ie

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