



# FOR SALE

6 CASTLEGRANGE DRIVE,  
CLONDALKIN, DUBLIN 22.

€219,000



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THREE BED TERRACE HOUSE WITH CONSERVATORY c. 97sq.m

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**BROE auctioneers** are delighted to bring No. 6 Castlegrange Drive to the market. The property will make an ideal starter home or investment property. This home is nicely situated in a cul de sac within this sought after development and benefits from a private westerly facing rear garden.

Tower Commercial Centre,  
Monastery Road,  
Clondalkin Village, Dublin 22  
[www.broe.ie](http://www.broe.ie)

01 459 4433

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### DETAILS

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Accommodation comprises entrance hall, lounge with feature fire place, double doors to white oak fitted kitchen, patio doors to conservatory. Upstairs there are three bedrooms, master en-suite and family bathroom. Superb location adjacent all local amenities, Grangecastle Business Park, easy access to N7, N4 and M50. Viewing recommended.



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## EXTRA FEATURES

- Cul de sac.
- 2 x bathrooms.
- G.F.C.H.
- Double glazing.
- Conservatory.
- Private westerly facing rear garden.
- Recently decorated.
- Off-street parking 2 cars.
- Convenient location adjacent all amenities.



## LOCATION



## CONTACT DETAILS

Negotiator: Lisa O' Donoghue SCSi/ RICS

T: 01 459 4433

E: [lisa@broe.ie](mailto:lisa@broe.ie)

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<b>Entrance Hall</b>	4.50m x 1.80m	With tiled floor, understair storage, new carpet.
<b>Lounge</b>	4.40m x 3.20m	With laminate flooring, feature fire place.
<b>Conservatory</b>	3.70m x 3.03m	Overlooking rear garden with air conditioning units.
<b>Kitchen</b>	3.05m x 5.07m	With white oak fitted units, tiled floor, patio doors to conservatory.
<b>(1) Bedroom</b>	3.20m x 3.00m	Master bedroom with laminate flooring & fitted wardrobe.
<b>En-suite</b>	0.80m x 2.70m	Fully tiled with W.C, W.H.B & shower.
<b>(2) Bedroom</b>	3.60m x 2.90m	Double bedroom with laminate flooring & fitted wardrobe.
<b>(3) Bedroom</b>	2.70m x 2.30m	Single bedroom with laminate flooring.
<b>Bathroom</b>	1.90m x 1.90m	Fully tiled with W.C, W.H.B & bath.
<b>Outside</b>		Off-street parking 2 cars to front. Private westerly facing rear garden.



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