



# FOR SALE

6 CASTLEGRANGE DRIVE,  
CLONDALKIN, DUBLIN 22.

€219,000



---

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

---

**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

## 6 CASTLEGRANGE DRIVE, CLONDALKIN, DUBLIN 22.



### DETAILS

**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.

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.



# 6 CASTLEGRANGE DRIVE, CLONDALKIN, DUBLIN 22.



## 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)

[www.broe.ie](http://www.broe.ie)



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

# 01 459 4433

## 6 CASTLEGRANGE DRIVE, CLONDALKIN, DUBLIN 22.

<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.



BROE auctioneers for itself and as agent for the vendor or lessor (as appropriate) gives notice that: These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made on the without responsibility part of BROE auctioneers or the vendor or lessor. No statement in these particulars is to be relied upon as a statement or representation of fact. Neither BROE auctioneers nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. Directors: J. Broe, C. Leap. Registered in Ireland No. 53273



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

01 459 4433