

FOR SALE

BY PRIVATE TREATY

**21 Kilmahuddrick Walk
Clondalkin
Dublin 22**



Three Bedroom Semi Datched
c.83.6.sq.m. / 900sq.ft.



Price: €185,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this STUNNING three bedroom end of terrace family home overlooking a large green area to the market located in the highly sought after Kilmahuddrick Walk, Clondalkin, D22. The location is next to none as within walking distance you will find local shops and leisure facilities, Clondalkin Village and Corkagh Park. A mere two minute drive away you will also find The Red Cow Luas Stop and the M50 motorway.

Living accommodation comprises of entrance hall, lounge, kitchen/dining room, main bathroom, three bedrooms (two double/one single) and to the rear you have a stunning LARGE garden. No. 21 is in good condition and has clearly been meticulously maintained by its current owner and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- C. 900 sq ft
- Pristine condition throughout
- Turn key family home
- NOT OVERLOOKED
- LARGE DRIVEWAY
- LARGE rear garden
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Double glazed windows throughout
- BER C2
- Mature & peaceful surroundings
- Within walking distance of shops & schools
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



ACCOMMODATION

HALL

19" x 5'5" (5.8m x 1.7m)

Tiled flooring with access to lounge and kitchen.

LOUNGE

13'7" x 13'4" (4.2m x 4.1m)

Large bright lounge with timber flooring, feature open fireplace.

KITCHEN

7'8" x 9'1" (2.4m x 2.8m)

Fully fitted kitchen, tiled flooring, open plan to dining area.



DINING

12'4" x 13'4" (3.8m x 4.1m)

Tiled flooring, double doors to rear garden with access to kitchen.

BEDROOM 1

14'1" x 11'1" (4.3m x 3.4m)

Double room to the rear of the property, carpet flooring.



BEDROOM 2

14'1" x 15'7" (4.3m x 4.8m)

Double room to the front of the property, carpet flooring.



BEDROOM 3

10'8" x 9'8" (3.3m x 3m)

Double room to the front of the property, carpet flooring.

BATHROOM

6'2" x 6'8" (1.9m x 2.1m)

Fully fitted, fully tiled bathroom.



FLOOR PLAN



GROUND FLOOR



1ST FLOOR

DIRECTIONS

From Red Cow proceed along Naas Road. Turn right at Newlands Cross (Bewleys Hotel). Continue along the Fonthill Road at the next main roundabout take the first exit (left). Proceed along the Nangor Road and at the second set of traffic lights turn right. Pass the Swallows Pub on your right hand side and then at the next round about take the first exit onto Kilmahuddrick Ave, then you're first left onto Kilmahddrick walk then your 3rd left onto the Walk where you will find no.20 on your left hand side..

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.

LOCATION



NEGOTIATOR

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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