

FOR SALE

BY PRIVATE TREATY

Sonos
Orchard Road
Clondalkin
Dublin 22



4 Bedroom Dectached Bungalow
c.125.4sq.m. /1350sq.ft



Price: €289,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this 1950's detached bungalow to the market tucked away off Orchard Road in the heart of Clondalkin Village. "Sonas" offers an idyllic setting within arm's reach of every conceivable amenity yet boasting a sense of undisturbed peace and tranquility.

Interior living accommodation of c. 1,350 sq ft comprises of entrance hallway, lounge, reception room, four bedrooms, main family bathroom and kitchen/dining room. The front of the property is overlooked by mature trees and green space and to the rear you will find a sunny south facing garden with a block built shed and ample outside space. Sonas requires interior modernisation but, with a little bit of TLC, presents a magnificent opportunity to be transformed into a stunning family home in one of Clondalkin's more mature and sought after locations. Early viewing is highly advised, Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 1,350 sq ft
- BER G
- Detached property
- Oil fired central heating
- Attractive high ceilings
- Spacious living accommodation throughout
- Fully tiled bathroom suite with walk in shower
- Triton electric shower
- 2 reception rooms
- "Sun trap" covered seating area to rear
- Sunny south facing rear garden
- Not overlooked to front or rear
- Fantastic location in the heart of Clondalkin Village
- Peaceful cul de sac of only 3 properties
- All local amenities within arm's reach
- M50 Motorway and The Luas reached within minutes



ACCOMMODATION

HALLWAY

T-Shaped with access to lounge and four bedrooms with an extension to the hallway giving access to the bathroom, kitchen/dining room and living room. Closet storage space.

BEDROOM 1

13'7" x 12'1" (4.2m x 3.7m)

Located to the front of the property, carpet to floor, built in wardrobes, blinds and open fire place.

LOUNGE

13'7" x 12'1" (4.2m x 3.7m)

Located to the front, carpet to floor, feature fireplace, dual aspect and blinds.

BEDROOM 2

12'1" x 9'5" (3.7m x 2.9m)

Double bedroom to the side, original timber flooring, fireplace and blinds.

BEDROOM 3

10'4" x 8'2" (3.2m x 2.5m)

Single bedroom, carpet to floor and blinds.

BEDROOM 4

11'8" x 9'8" (3.6m x 3m)

Double bedroom to side, carpet to floor, two bright windows and built in wardrobes.

BATHROOM

12'1" x 4'5" (3.7m x 1.4m)

Tiled to floor and walls, fitted with w.c, w.b.h and walk in shower with triton electric shower.

KITCHEN/DINING ROOM

18'3" x 12'7" (5.6m x 3.9m)

Open plan to rear of the property, fitted kitchen with lino to floor and tiled splashback, access to rear seating area, additional breakfast bar, double doors from dining area to living room.

LIVING ROOM

12'7" x 9'5" (3.9m x 2.9m)

Carpet to floor.

OUTSIDE FRONT

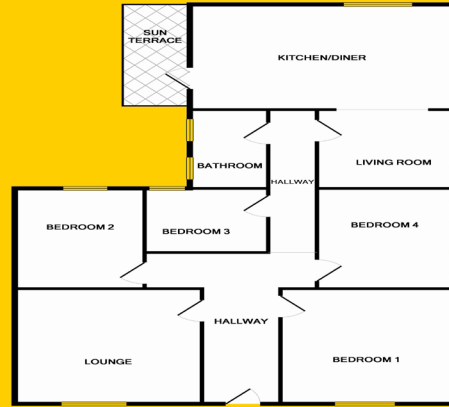
Overlooking mature trees, peaceful cul de sac of only three properties.

OUTSIDE REAR

Sunny south facing lawned garden and paved patio, sheltered seating area, block built shed and not overlooked.



FLOOR PLANS



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Total square footage is an approximation of interior space. Made with Metaphor 10/2/16

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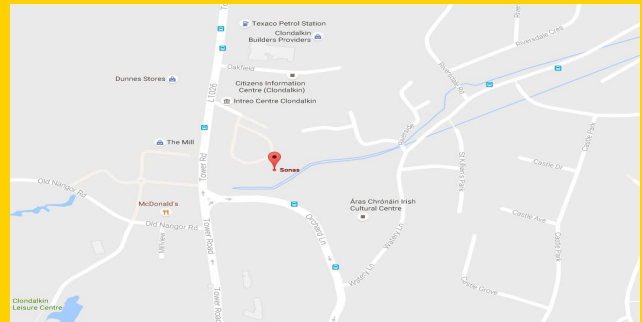
DIRECTIONS

If travelling towards Clondalkin Village from The Nangor Road, pass the Mill Shopping Centre on the right hand side and at the traffic light junction veer left onto Orchard Road. Take your first left turn into the cul de sac and "Sonas" is found on the 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

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

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

MORTGAGES

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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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