

FOR SALE

BY PRIVATE TREATY

**4 Croftwood Park
Cherry Orchard
Dublin 10
D10 C854**



Three Bedroom Mid Terrace
c.82.68sq.m /890sq.ft



Price: €229,000

PSR Licence Number 002307

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this stunning three bedroom terraced family home to the market with extra large rear garden on Croftwood Park, Cherry Orchard. Croftwood is ideally positioned within easy reach of Dublin 10's essential amenities including Cherry Orchard Hospital, St. Ultan's National School, Liffey Valley Shopping Centre and Parkwest & Cherry Orchard Train Station. Bright and spacious interior living accommodation of c. 890 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms and main family bathroom. No. 4 is presented in stunning condition from head to toe and is not overlooked to the front or the rear. It boasts upgraded uPVC double glazed windows, gas fired central heating and a manicured sunny rear garden with immaculate lawn. Sure to be popular with first time buyers - viewing is highly advised.

FEATURES

- c. 890 sq ft
- BER C1
- Immaculate condition throughout
- Double glazed windows
- Gas fired central heating
- Front storm porch
- Fitted modern kitchen
- Top quality flooring
- Three generous bedrooms
- Built in wardrobes
- Not overlooked to the rear
- Stunning garden with paving and lawn
- Within easy reach of a host of local shops & schools
- Park West & Cherry Orchard Train Station within walking distance
- Ideal for first time buyers & investors
- Viewing highly advised



ACCOMMODATION



LIVING

10'99" x 10'82" (3.35m x 3.3m)

Bright room to the front of the property. Laminate flooring Electric fire. Top quality blinds and curtains.

KITCHEN / DINING

17'38" x 10'99" (5.3m x 3.35m)

Spacious room to the rear. Tiled splashback. Fully fitted kitchen with top quality appliances



BEDROOM 1

14'04" x 9'35" (4.28m x 2.85m)

Double Room to the front of the property. Top quality carpets. TV point and top quality blinds and curtains.



BEDROOM 2

9'8" x 7'54" (3m x 2.3m)

Single room to the front of the property. Built in wardrobes. Top quality carpet, blinds and curtains.

BEDROOM 3

10'82" x 11'48" (3.3m x 3.5m)

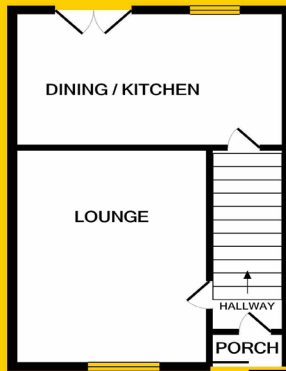
Double room to the rear of the property. Built in wardrobes. Top quality carpet, blinds and curtains.

BATHROOM

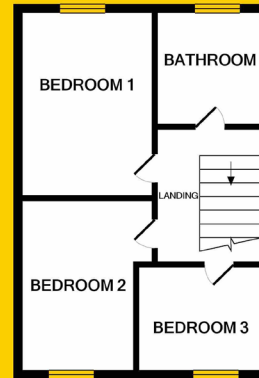
5'9" x 6'59" (1.8m x 2m)

Bathroom to the rear of the property. Fitted bath, WC and WHB. Top quality blinds.





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

James Droney and he can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
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