



**For Sale** By Private Treaty

26 Oatfield Crescent  
Clondalkin  
Dublin 22  
D22 H6C5

3 Bedroom | 1 Bathroom | Semi Detached | 104sq.m

**Guide Price: €299,950**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS proudly introduce this three bedroom semi-detached family home within Oatfield Crescent, Dublin 22. With Liffey Valley Shopping Centre along with a vast array of local amenities within arm's reach and the M50 Motorway merely minutes away by car; this is a choice location for many purchasers.

Interior living accommodation of c. 114 sqm. comprises entrance hallway, kitchen, open plan lounge/dining room, three spacious bedrooms, attic conversion currently in use as a fourth bedroom and main family bathroom. The rear boasts a spectacular rear garden with an extensive lawn area and large side entrance. No. 26 is sure to appeal to first time buyers looking to step onto the property ladder and put down roots in a mature and well established neighbourhood. Rarely do properties come to the market in Oatfield and immediate interest is guaranteed. Must be seen to be appreciated, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## Features

- c. 114 sqm.
- BER C3
- 3 bed / 1 bath
- Converted attic
- Front storm porch
- Oil fired central heating
- Off street parking to front
- Open plan kitchen/dining room
- Extra spacious bedrooms
- Fully tiled bathroom suite
- Built in wardrobes
- Spectacular rear garden
- Off street parking
- Not overlooked to rear
- Mature and highly sought after development
- Within arm's reach of Liffey Valley Shopping Centre
- Clondalkin Village only minutes away by car
- Viewing highly advised!





# Accommodation

## HALLWAY

Laminate flooring with access to lounge, kitchen/dining, carpet to stairs and landing.

## LOUNGE

Bright lounge with laminate flooring, feature fireplace and double doors to kitchen/dining.

## KITCHEN

Fully fitted kitchen with eye and floor level units, dining area and access to rear garden

## BEDROOM 1

Double bedroom to the front of the property with laminate flooring and built in wardrobes.

## BEDROOM 2

Double bedroom to the rear of the property with laminate flooring

## BEDROOM 3

Single bedroom to the front of the property, laminate flooring.

## BATHROOM

Fully fitted bathroom with wc, whb and shower unit, fully tiled.

## ATTIC

Attic conversion currently in use as a fourth bedroom with laminate flooring.



## Negotiator

Eoin Keogh  
01 68 75 800  
or 086 7788498  
eoin.keogh@raycooke.ie



## 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.

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**Ray  
Cooke.**  
Financial Services

For further information or advice,  
Please call: 01 687 5800 or 086 7788498

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