

FOR SALE

BY PRIVATE TREATY

47 St. Johns Wood
Clondalkin
Dublin 22



Three Bedroom Semi Detached
c.95.2sq.m. /1,025sq.ft

BER TBC

Price: €275,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this superb three bedroom semi detached property to the market with an idyllic location in the heart of Clondalkin Village. St. Johns Wood boasts a wide array of amenities all within walking distance including shops, shopping centres, primary and secondary schools, restaurants and leisure facilities. On a transport note you will find a host of bus routes to the front of the development along with the N7, M50 motorway and The Luas all only minutes by car.

Immaculately presented living accommodation of c. 1,025 sq ft comprises of entrance hallway, kitchen, lounge/dining room, three bedrooms and main family bathroom. No. 47 has been lovingly cared for and meticulously maintained by its current owners and boasts an endless list of striking features. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,025 sq ft
- Immaculate condition throughout
- Double glazed windows
- Oil fired central heating
- Alarmed
- Extra spacious entrance hallway
- Fitted kitchen
- Open plan lounge/dining room
- Three spacious bedrooms
- Fully tiled bathroom suite with Triton shower
- Floored attic space
- Generous sized sunny rear garden
- Block built storage shed
- Mature and sought after development
- Peaceful cul de sac
- Ideally located in the heart of Clondalkin Village
- A wide array of amenities found within walking distance



ACCOMMODATION

ENTRANCE HALL

12'7" x 2'2" (3.9m x 2.2m)

Carpet to floor, unstairs storage and access to kitchen and to lounge.

LOUNGE

12'7" x 8'5" (3.9m x 2.6m)

Open plan lounge/dining room. Solid canadian maple wooden floor. Feature open fireplace. Large bright windows.

KITCHEN/ DINING ROOM

12'7" x 8'5" (3.9m x 2.6m)

Laminate to floor, fully fitted kitchen with storage units and worktop place. Tiled to splashback area. Sliding door to rear garden and access to lounge.

BEDROOM 1

10'1" x 9'1" (3.1m x 2.8m)

Double bedroom to the rear of the property, laminate to floor, wall of built in wardrobe, blinds and t.v point.

BEDROOM 2

14'1" x 9'8" (4.3m x 3m)

Double bedroom to the front of the property, laminate to floor and wall of built in wardrobes.

BEDROOM 3

10'1" x 6'8" (3.1m x 2.1m)

Single bedroom to front of the property, laminate to floor, wall of built in wardrobes.

BATHROOM

7'2" x 5'9" (2.2m x 1.8m)

Fully tiled bathroom suite with fitted wc, whb, bath and separate shower cubicle.

OUTSIDE FRONT

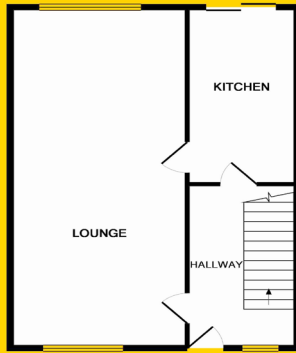
Peaceful cul de sac. Walled to sides and pillars to front. Maintained lawn area with concrete driveway.

OUTSIDE REAR

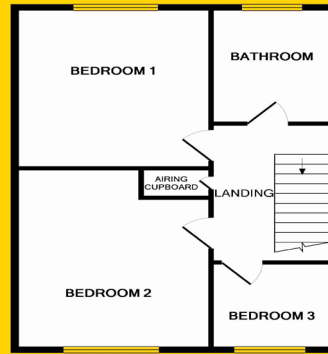
Generous rear garden walled to sides and rear. Low maintenance cobblelock with boarder planting and an attractive feature cherry blossom. Block built storage shed.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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.

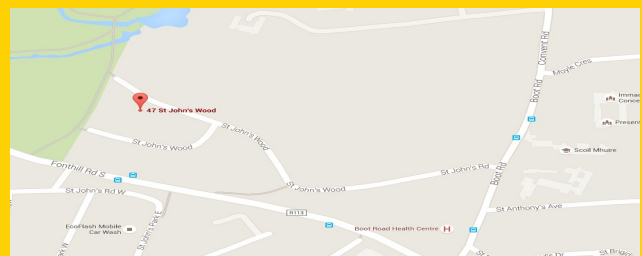
DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Bewley's Hotel). Continue along the Fonthill Road and after the Topaz Filling Station turn right at the traffic light junction onto Boot Road. From here turn left onto St. Johns Road and the road veers to the right. Proceed ahead and no. 47 can be found 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

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

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



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email sean@raycooke.ie

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