

FOR SALE

BY PRIVATE TREATY

97 St. Johns Wood
Clondalkin
Dublin 22
D22 XY97



Four Bedroom Semi Detached
c.102.19.sq.m /1,100.sq.ft

BER TBC

Price: €349,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic four bedroom semidetached family home to the market in the ever popular St. Johns Wood, Clondalkin. Arguably one of Dublin 22's most sought after addresses; St. Johns Wood is located in the heart of Clondalkin Village and finds a wealth of amenities on its doorstep including local shops, The Mill Shopping Centre, primary & secondary schools, bars & 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 accessible within minutes by car.

Most spacious, light filled interior living accommodation of c. 1,100 sq. ft. comprises of entrance hallway, guest wc, lounge, kitchen/dinning, three double bedrooms, one single bedroom and newly fitted family bathroom. No. 75 is found in fantastic condition, there is off street parking to the front and a large rear garden is not directly overlooked and offers a sunny south/west orientation. Prime prospect for any first time buyer and equally as appealing for anyone looking to trade up and lay down roots in the "forever home". Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,100 sq. ft.
- BER TBC
- Pristine condition throughout
- Double glazed windows
- Gas fired central heating
- Inviting entrance hallway
- Fully tiled bathroom with separate shower
- 3 double bedrooms / 1 Single bedroom
- Off street parking to front
- South West rear aspect
- Beautifully maintained rear garden
- Mature and sought after development
- Peaceful tree lined development
- Ideally located in the heart of Clondalkin Village
- A wide array of amenities found within walking distance
- N7, M50 Motorway and The Luas found within minutes
- Viewing highly advised!



ACCOMMODATION

HALLWAY

11'8" x 6'2" (3.6m x 1.9m)

Laminate flooring with capret to stairs and landing, access to kitchen and guest w.c.

LOUNGE

14'4" x 10'4" (4.4m x 3.2m)

Large bright lounge with laminate flooring, open plan to kitchen.

KITCHEN

17'3" x 14'7" (5.3m x 4.5m)

Fully fitted kitchen with eye and floor level units, tiled flooring, dining area and open plan to lounge.

BEDROOM 1

11'4" x 9'5" (3.5m x 2.8m)

Double bedroom to the rear of the property with carpet flooring.

BEDROOM 2

8'5" x 9'8" (2.6m x 3.5m)

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

BEDROOM 3

9'8" x 8'5" (3.0m x 2.6m)

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

BEDROOM 4

9'8" x 10'4" (2.8m x 3.2m)

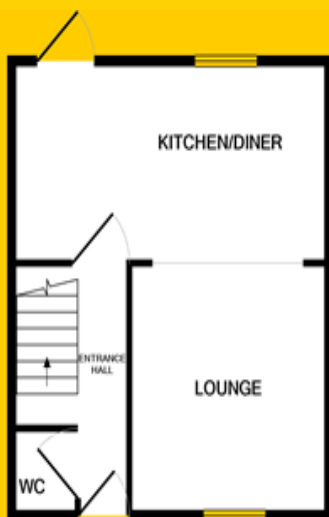
Single bedroom to the rear of the property with carpet flooring.

BATHROOM

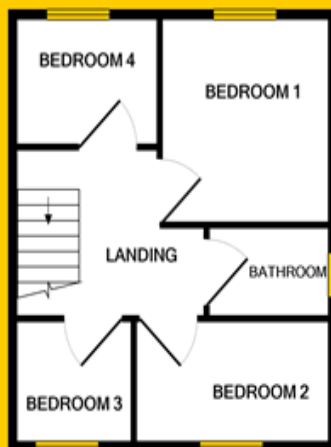
5'9" x 7'2" (1.8m x 2.2m)

Fully fitted bathroom with w.c., w.h.b and shower unit and fully tiled.





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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

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



MORTGAGES

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For further information or advice, please call:
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