



**For Sale** *By Private Treaty*

1 Grangview Drive  
Clondalkin  
Dublin 22  
D22 TE24



Scan to view Property

3 Bedroom | 2 Bathroom | End Of Terrace | 78 sq.m

Guide Price: €275,000



## Description

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom semi-detached family home to the market with large self contained unit located in the highly sought after Grange View Drive, Clondalkin, D22. The location is next to none as within walking distance you will find local shops and leisure facilities, Clondalkin Village and Corkagh Park. A mere two minute drive away you will also find The Red Cow Luas Stop and the M50 motorway. Bright & Spacious internal living accommodation comprises of entrance hall, lounge, kitchen/dining room, main bathroom, three bedrooms (two double/one single) and master bedroom en suite. Double doors from the dining room lead onto a spacious rear garden with artificial grass, paving and build in redbrock barbeque. The self contained unit boasts plumbing & electrics and would suit a variety of uses such as work from home space, studio apartment or home gym. No. 1 is presented in extremely good condition and boasts a long list of additional features to include gas fired central heating, fitted kitchen, upgraded bathrooms and off street parking for multiple cars.

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## Features

- c. 78 sq m
- c. 840 sq. ft.
- Self contained unit with full plumbing and wiring
- Upgraded flooring and bathroom in self contained unit
- Pristine condition throughout
- Turn key family home
- Off street parking for multiple cars
- Fitted kitchen
- Top quality flooring
- 3 bed 2 bath





## Accommodation

### Living Room

4.4m x 3.13m

Living room to the front of the property. Wood flooring & built in fire place.

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### Kitchen

3.1m x 5m

Fully fitted kitchen with floor & eye level units. Tiled floor and splashback. Access to rear garden.

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### Bedroom 1

3.15m x 2.88m

Double bedroom to the rear of the property. Built in wardrobes. Wood flooring & access to ensuite.

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### Ensuite

0.8m x 2m

Part tiles. WC, WHB & shower

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### Bedroom 2

3.5m x 2.6m

Double bedroom to the front of the property. Wood flooring & built in wardrobes

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### Bedroom 3

2.7m x 2.36m

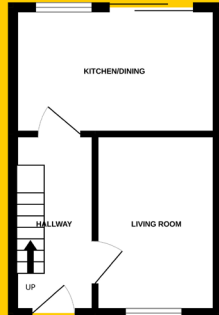
Single room to the front of the property.

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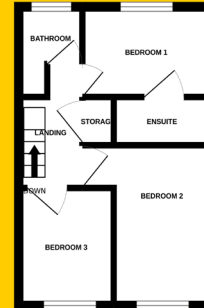


## Floor Plans

GROUND FLOOR



1ST FLOOR



## Negotiator

**James Droney**

01 459 9288 or 086 140 9043

Email: james@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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