



15a Shancastle Park  
Clondalkin  
Dublin 22  
D22 HE06

3 Bedroom | 2 Bathroom | End of Terrace | 101sq.m

Guide Price: €269,000



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## Description

RAY COOKE AUCTIONEERS are delighted to present No. 15a Shancastle Park to the market. No. 15a is an attractive 3 end of terrace property, beautifully presented throughout. Internal accommodation of c. 101 sqm comprises of an entrance hallway, spacious living room, kitchen/dining area, utility, downstairs w/c, 3 large bedrooms and a family bathroom.

The property is further enhanced by a maintenance-free, east facing rear garden. Ideally located, Shancastle Park is situated close to a range of essential amenities. Well established primary and secondary schools are located nearby with several bus routes also servicing the area. Both Liffey Valley Shopping Centre and Fonthill Retail Park are within walking distance and offer a range of exceptional shopping outlets and eateries.

## Features

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- 3 bed, 2 bath
- End of terrace
- Gas fired central heating throughout
- Double glazed windows throughout
- Low maintenance east facing garden to rear
- Fantastic location!
- A host of amenities and schools on your doorstep
- Driveway to front offers off-street parking for a number of vehicles
- Easy access to the N4 & M50 motorway





# Accommodation

## HALLWAY

0.97m x 4.48m

Orange tiled floor, leading to lounge, understairs storage and guest wc.

## LOUNGE

3.46m x 4.95m

Bright and spacious lounge, wooden floor, window to front, feature fireplace.

## KITCHEN

3.28m x 4.53m

Extended kitchen to rear, orange tile, wooden cabinets, black counter, window to rear garden and open plan from lounge.

## UTILITY

1.93m x 1.61m

Off kitchen, leading to rear garden, built in counter, orange tile and boiler.

## GUEST WC

1.93m x 1.42m

Floor to ceiling cream tiles, fitted with wc, whb and shower unit.

## LANDING

2.26m x 3.16m

Laminate floor and hot press.

## BEDROOM 1

2.94m x 4.28m

Master to rear, blue carpet, large double, window to rear sliding mirror wardrobes.

## BEDROOM 2

2.94m x 3.41

Double to front, window to front, blue carpet, built in sliding wardrobes.

## BEDROOM 3

2.26m x 2.67m

Single to front, blue carpet, built in wardrobes.

## BATHROOM

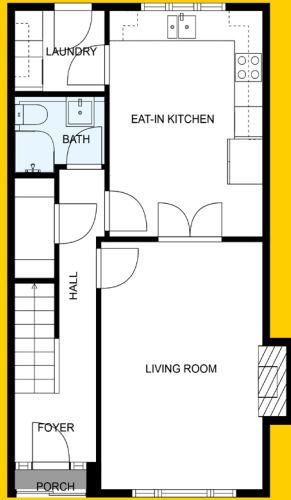
2.26m x 1.74m

Floor to ceiling cream tiles, window to rear, electric shower, shelving, wc, whb and shower unit.

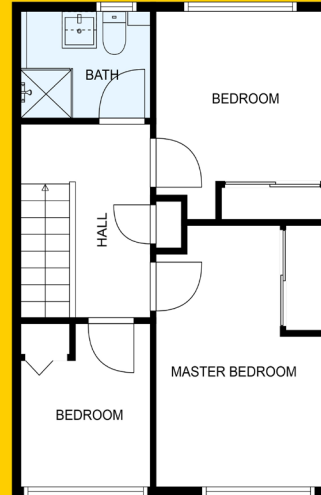
## REAR GARDEN

East facing, low maintenance, fully paved with side entrance.





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## Negotiator

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## Viewing

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