



For Sale *By Private Treaty*

23 Kilmahuddrick Road
Clondalkin
Dublin 22
D22A2H7

2 Bedroom | 1 Bathroom | Bungalow | c 61 sq.m

Guide Price: €219,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS excitedly present this lovely two-bedroom bungalow to the market on Kilmahuddrick Road. Ideally tucked away on this peaceful road it is perfectly positioned within the development. Located just off the New Nangor Road both Clondalkin Village and Liffey Valley Shopping Centre are within easy reach and local shops, schools and bus routes are all within walking distance.

Living accommodation of c. 61 sq m comprises of entrance hallway, lounge, kitchen, two double bedrooms and main family bathroom.

No. 23 is presented in good condition throughout and boasts an endless list of additional features. To the front you will find an extra-long driveway and to the sunny south facing rear you will find a magnificent large garden with additional wide side space. Early interest is sure to be expected from 1st time buyers and this property will not be on the market long, do not miss this opportunity! Call Ray Cooke Auctioneers for further information or to arrange viewing!

Features

- c. 61 sq m
- 2 bed bungalow
- Good condition throughout
- Fully fitted kitchen
- Gas fired central heating
- Double glazed windows
- Extra-long front driveway
- Sliding door to rear
- Peaceful road
- Large rear garden
- Sunny south facing orientation
- Block built shed



Accommodation

Hall

3.2m x 1.4m

Entrance hall, leads to all rooms, tiles floor

Lounge

4.2m x 4.3m

Timber floor, fireplace, sliding door to rear, gas boiler.

Kitchen

3m x 2.1m

Fitted kitchen, window to front, tiled floor

Bedroom 1

2.5m x 3.8m

Room to the front of the property, timber floor, window, and blinds.

Bedroom 2

3.9m x 3m

Double room to the rear of the property, window, timber floor, and blinds

Bathroom

1.9m x 2.5m

Half tiled, window to front, shower/bath, wash hand basin, and toilet.

Rear

South facing



Floor Plans

GROUND FLOOR



This floor plan is intended to provide a general impression of the property and is not intended to be a contract. It is subject to change without notice. Ray Cooke 2016.

Negotiator

Jamie Power

01 908 9300 or 086 0351890

Email: jamie.power@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.

**Ray
Cooke.**
Financial Services

For further information or advice,
Please call: **01 40 30 720 or 087 99 44 036**

Mortgages

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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.