

FOR SALE

BY PRIVATE TREATY

**31 St. Johns Wood
Clondalkin
Dublin 22
D22 W424**



Three Bedroom Semi Detached
c.105Sq.m



Price: €335,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine three-bedroom semi-detached property to the market on St. Johns Wood, one of Clondalkin's most sought after locations. This mature and peaceful development boasts an idyllic setting adjacent to Corkagh Park and is within walking distance of Clondalkin Village and its array of amenities including local shops, The Mill Shopping Centre, primary and secondary schools and leisure facilities.

Internal living accommodation is made up of c. 105sqm; entrance hall, Living room, open dining room / kitchen. Upstairs you will find 3 spacious bedrooms along with a spacious main family bathroom and master ensuite. The attic has been cleverly been converted with easy access to make the ideal 4th bedroom or home office. To the rear there is a low maintenance sunny garden capturing sunlight throughout along with block built shed. This property boasts massive potential for any growing family or couple looking to get onto the property ladder. Call Ray Cooke today to arrange a private viewing.

FEATURES

- C. 105 sqm
- BER C3
- Oil fired central heating
- Semi detached property
- 3 double bedrooms
- 2 bath rooms including master ensuite
- Ample off street parking
- Attic converted (possible 4th bedroom / home office)
- Large block built shed
- Mature and sought after development
- Located at the end of a quiet cul de sac
- Beautiful landscaped garden to the rear
- In the heart of Clondalkin Village
- M50 & M7 networks within minutes reach
- Call Ray Cooke Auctioneers today to register your interest!



ACCOMMODATION



HALLWAY

12'7" x 6'8" (3.9m x 2.1m)

Tiled flooring, carpet stairs and landing.

LOUNGE

15'09" x 11'1" (4.6m x 3.4m)

Semi solid flooring, fire place with electric fire.

KITCHEN

18'7" x 12'4" (5.7m x 3.8m)

Tiled to kitchen, wooden flooring in dining area, fitted kitchen.



ATTIC

11'4" x 11'8" (3.8m x 3.8m)

Vilux windows.

BEDROOM 1

13'1" x 8'8" (4.2m x 2.7m)

Double bedroom to the front of the property with laminate flooring, fitted wardrobes with access to ensuite with WC, fully tiled, wash hand basin and shower.



BEDROOM 2

9'8" x 11'1" (3.0m x 3.4m)

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

BEDROOM 3

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

Carpet flooring.

BATHROOM

7'2" x 6'2" (2.28m x 1.92m)

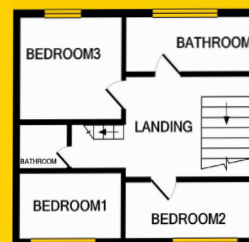
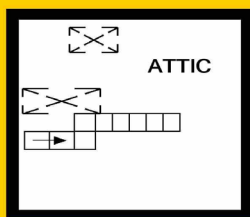
Tiled flooring and walls with WC, wash hand basin and extra large shower.



REAR GARDEN

Patio and shed with block built shed.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

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



MORTGAGES

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For further information or advice, please call:
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