



**For Sale** By Private Treaty

48 Oak Rise  
Clondalkin  
Dublin 22  
D22 N2W9

3 Bedroom | 1 Bathroom | Mid Terrace | 80sq.m

**Guide Price: €289,000**



Scan to view Property



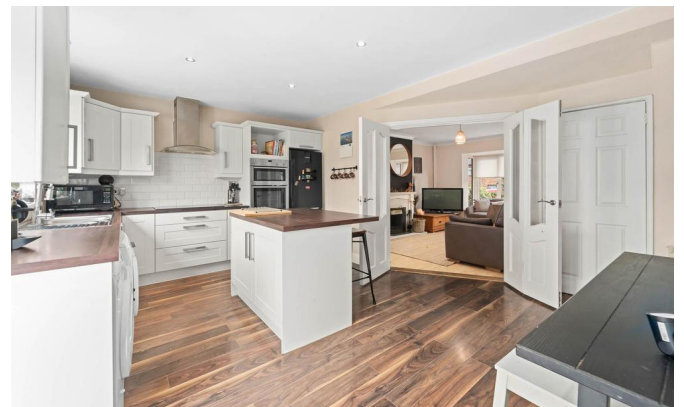
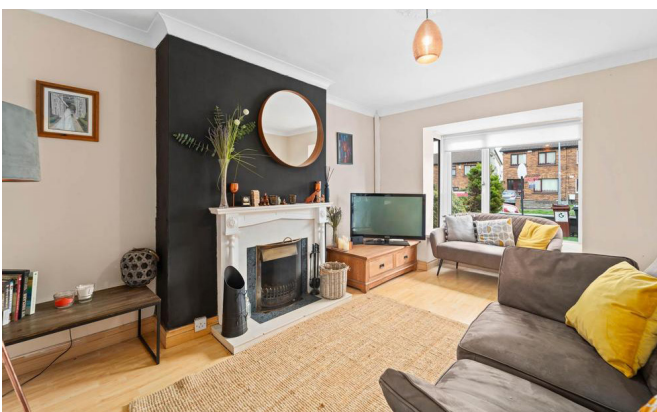
# Description

RAY COOKE AUCTIONEERS are very pleased to present this charming 3-bedroom mid-terrace home to the market, conveniently situated on the ever-sought-after Oak Rise in Clondalkin, Dublin 22. No. 48 Oak Rise is a beautiful and spacious property immaculately presented throughout. Internal living accommodation of c. 80 sq.m compromises of an entrance hallway, a sizeable kitchen and dining area, lounge, 3 large bedrooms and main w/c.

This picturesque location is highly sought after for a number of reasons. Clondalkin village itself is within walking distance which is bursting with amenities. Families are spoilt for choice when it comes to education with a whopping 17 primary schools and 6 secondary schools in the area. Retail facilities include The Mill Shopping Centre in Clondalkin village, as well as separate branches of Tesco Ireland, Dunnes Stores, Aldi and Lidl. Furthermore, Liffey Valley shopping centre is within incredibly close proximity. The Red Cow red line luas stop is a stone's throw from your front door which will have you into Dublin city centre in less than 30 minutes. The N7 and M50 motorway are easily accessible and a number of bus routes are on your doorstep including the 13, 68, 69, 40, 300 & 151 and the airport shuttle which will have you in Dublin airport in a mere 20 minutes. Early viewing is highly advised, in order to arrange a viewing, you can contact our Terenure office on 016875800 today.

## Features

- c. 80 sq.m
- Immaculately presented throughout
- 3 large bedrooms
- 1 bath
- Ample internal storage
- Gas fired central heating
- Double Glazed Windows
- Beautifully presented westerly facing low maintenance rear
- Driveway to front
- Mature and highly sought-after development
- Clondalkin Village within walking distance
- The Luas, N7 & M50 motorway within minutes by car
- The award winning Corkagh Park within a short stroll
- Early viewing is highly recommended!





## Accommodation

### HALLWAY

3.3m x 1.8m

Dark oak flooring, leading to kitchen and lounge.

### LOUNGE

3.3m x 5m

Laminate wooden floors, bay window to front.

### KITCHEN

5.2m x 4.3m

Dark oak floors, white cabinets, french doors to rear garden, window to rear, double doors to lounge.

### BEDROOM 1

3.3m x 4m

Wooden laminate floors, window to rear.

### BEDROOM 2

3.5m x 2.7m

White laminate floors, built in wardrobe, window to front.

### BEDROOM 3

2.7m x 2.5m

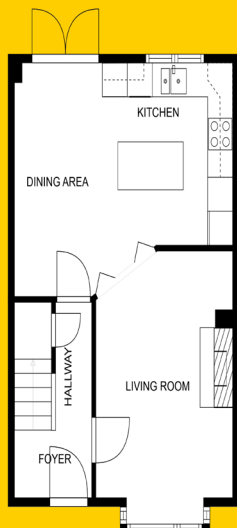
Wooden laminate floors, built in wardrobe, window to front.

### BATHROOM

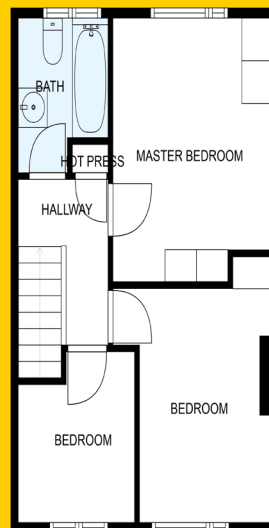
2.5m 1.8m

Fully fitted with wc, whb and bath, tiled floors.





MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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## Negotiator

01 68 75 800

Raycookesales@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: 01 687 5800 or 086 7788498

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

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