



**For Sale** By Private Treaty

6 Leinster Terrace  
Clondalkin, Dublin 22  
D22 RK03



Scan to view Property

2 Bedroom | 2 Bathroom | Terraced | 89 sq.m

**Guide Price: €325,000**

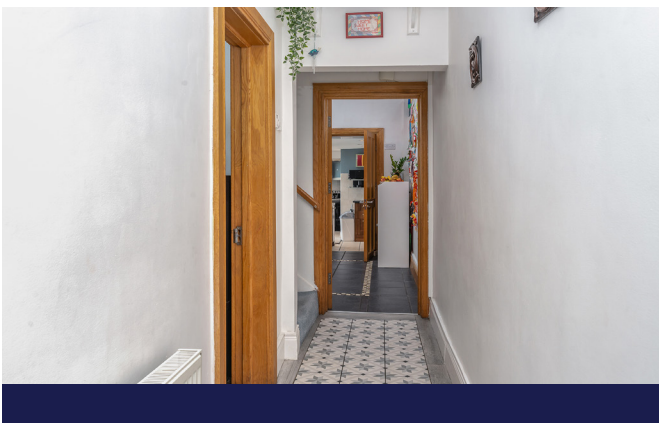


## Description

RAY COOKE AUCTIONEERS proudly present to the market this fantastically presented and ideally located terrace property in Leinster Terrace, Clondalkin, Dublin 22. This well positioned property is situated in the heart of Clondalkin Village and is spoilt by the local amenities in close proximity. You will find yourself in only a stone's throw from The Mill Shopping Centre, local shops, pubs, restaurants and schools. Transport wise you have easy access to the N7/N4 and M50 Motorway, you will also find great access to public transport routes in and out of the City Centre. Bright, spacious, and well-presented accommodation of c. 89 Sq m can be found here and in brief comprises of entrance hall, lounge, dining room, kitchen and wc/ utility to the ground floor. Upstairs you will find two large double bedrooms, master with walk in wardrobe and a jack n jill style family bathroom. Externally this property has a split section, low maintenance garden with a high degree of privacy whilst the front benefits from a driveway for off road parking. Due to location and condition we know this property will be extremely popular so please contact Ray Cooke

## Features

- -BER D1
- – 89 Sqm
- -Centrally located
- -Double glazed windows
- -Immaculate throughout
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- -Gas central heating
- 
- -High ceilings throughout
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- -Walking distance to all local amenities
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## Accommodation

Entrance Hall  
4.4m x 1m  
Stairs, door to lounge and dining room

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Lounge  
3.6m x 3.4m  
Window to the front of the property, feature fire place.

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Kitchen  
2.9m x 4.5m  
Window to side, door to side base and eye level units door to utility w/c

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Dining Room  
4.7m x 3.3m  
Window to rear

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Bedroom 1  
4.8m x 3.3m  
Window to the rear of the property, door to Jack & Jill bathroom

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Bedroom 2  
3.6m x 3.4m  
Window to the front of the property, walk in wardrobe, Jack & Jill bathroom

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Bathroom  
1.9m x 1.7m  
WC hand wash basin and shower.

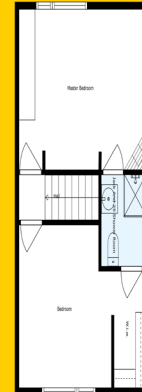
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Rear Garden  
Fully enclosed low maintenance

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## Floor Plans



Ray  
Cooke

## Negotiator

Nick Lindsey  
01 403 0720 or 086 063 4889

Email: [nick.lindsey@raycooke.ie](mailto:nick.lindsey@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.**  
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For further information or advice,  
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**Ray  
Cooke.**

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