



For Sale By Private Treaty

6 St. Johns Wood
Clondalkin
Dublin 22
D22 YK49

3 Bedroom | 2 Bathroom | Semi Detached | 110sq.m

Guide Price: €390,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are very pleased to present this stunning 3 bed semi-detached property to the market ideally located on the ever sought after St Johns Wood, Clondalkin. Arguably one of Dublin 22's most sought after addresses - St. Johns Wood is located in the heart of Clondalkin Village and finds a wealth of amenities on its doorstep including local shops, The Mill Shopping Centre, primary & secondary schools, bars & restaurants, and many leisure facilities. On a transport note, you will find a host of bus routes to the front of the development along with the N7, M50 motorway and The Luas all accessible within minutes by car.

No. 6 St Johns Wood is a beautiful and spacious property that is immaculately presented throughout. Internallivingaccommodationofc.111sq.mcomprisesofanentrancehallway,brightandspaciouslounge, extended kitchen, utility, downstairs w/c, 3 large bedrooms and a main family bathroom. No.6 is further enhanced by a beautifully maintained east facing rear garden complete with a block build storage shed. This property boasts massive potential for any growing family or couple looking to get onto the property ladder. Early viewing is highly advised. Contact RAY COOKE AUCTIONEERS to arrange a viewing today.

Features

- c. 110 sq.m
- 3 bed, 2 bath
- Semi-detached
- Gas fired central heating
- Beautifully maintained east facing rear garden
- Extended to rear
- Gated driveway to the front providing off street parking for a number of vehicles
- Mature and sought after development
- Located in the heart of Clondalkin Village
- A wide array of amenities found within walking distance
- N7, M50 Motorway and The Luas found within minutes
- Viewing highly advised!



Accommodation

HALLWAY

2.05m x 3.85m

Wooden laminate straight plank flooring, new front door, lounge to right, utility ahead, glass wall.

LOUNGE

3.44m x 4.09m

Wooden laminate straight plank floor, fireplace, large window to front, large dual aspect, dining area to rear (2.98m x 3.92m)

KITCHEN

5.03m x 4.18m

Cream tile floor, wooden cabinet, integrated oven, double doors to rear, window and sk lights x2.

UTILITY ROOM

2.52m x 3.83m

Cream tile floor, window to side, wooden cabinet, space for washer/drier.

WC

1.27m x 1.35m

Cream tile floor, wc and whb.

BEDROOM 1

3.23m x 2.99m

Large double to rear, new grey carpet, large window overlooking garden and park, built in wardrobes.

BEDROOM 2

3.23m x 4.22m

Large double to front, wooden laminate floor, large window to front and built in wardrobes.

BEDROOM 3

2.62m x 3.09m

Single to front, window to front and built in wardrobes.

BATHROOM

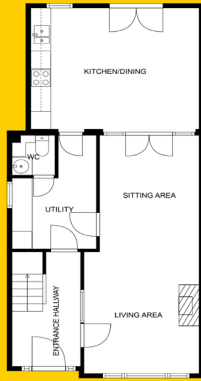
2.27m x 1.70m

Black tile floor, plenty of storage, electric shower, window to rear.

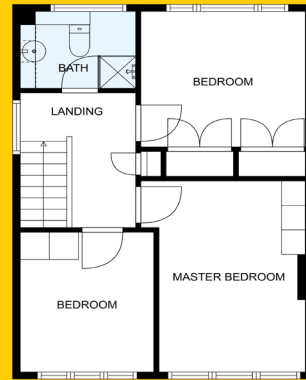
REAR GARDEN

East facing, beautifully maintained, raised slabs, grass area, block built storage shed, side entrance.





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Negotiator

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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.

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