



For Sale By Private Treaty

7 Castlegrange Square
Clondalkin
Dublin 22
D22 NH61

3 Bedroom | 3 Bathroom | End of Terrace | 85 sq.m

Guide Price: €259,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are delighted to present this three bedroom end-of-terrace family home to the market within the prestigious Castlegrange development. Tucked away just off the New Nangor Road you will find Grange Castle Business Park & Liffey Valley Shopping Centre very easily accessible, Clondalkin Village & The M50 Motorway within easy reach, along with a variety of local shops, schools and sports facilities all found within a stone's throw.

Internal living accommodation of c. 80 sqm comprises of entrance hallway, guest wc, lounge, kitchen/ dining room, three bedrooms, main family bathroom and master bedroom ensuite. No. 7 has been meticulously and lovingly cared for by its current occupiers and requires little to no work. It would make an ideal starter home for any first time buyer. Early interest is guaranteed – Viewing highly advised!

Features

- c. 85 sqm.
- BER D2
- Gas fired central heating
- Double glazed windows
- Top quality laminate flooring
- Good condition
- Family bathroom, guest wc + master ensuite
- Not overlooked to the rear
- Plenty of wardrobe space
- Lounge with open fire
- Ample parking to front
- Cul de sac setting
- Tucked away just off New Nangor Road
- A host of bus routes & Clondalkin Village within arm's reach
- Grange Castle Business Park & Liffey Valley Shopping Centre easily accessible
- Ideal for first time buyers



Accommodation

Entrance Hallway

16'7" x 5'9" (5.1m x 1.8m)

Hardwood flooring, access to lounge, wc and kitchen and carpet to stairs and landing.

Lounge

16'7" x 16'7" (5.1m x 5.1m)

Bright lounge to the feature fireplace, hardwood flooring and double glazed windows.

Kitchen

11'1" x 16'7" (3.4m x 5.1m)

Fully fitted kitchen with eye and floor level units with tiled splashback, tiled flooring, dining area and sling door to rear garden.

Guest WC

2'6" x 5'9" (0.8m x 1.8m)

Lino flooring with wc and whb.

Bedroom 1

8'8" x 16'4" (2.7m x 6.0m)

Double bedroom to the front of the property with bay window, laminate flooring and fitted wardrobes.

Bedroom 2

9'5" x 12'1" (2.9m x 3.7m)

Double bedroom to the rear of the property with laminate flooring, fitted wardrobes and access to ensuite.

Ensuite

7'2" x 2'9" (2.2m x 0.9m)

Lino flooring with wc, whb and shower unit.

Bedroom 3

10'1" x 7'5" (3.1m x 2.3m)

Single bedroom with laminate flooring.

Bathroom

7'8" x 5'9" (2.4m x 1.8m)

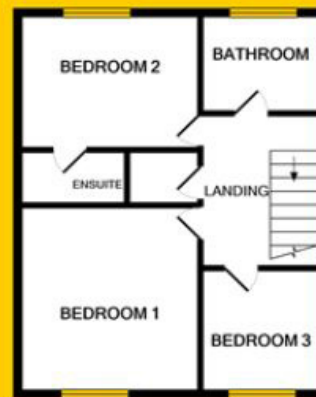
Fully fitted with w.c, whb and bath, tiled floors and tiled splashback.



Floor Plan



GROUND FLOOR



1ST FLOOR

Negotiator

Eoin Keogh
01 68 75 800
or 086 778 8498



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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Please call: 01 687 5800 or 086 7788498

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