



For Sale By Private Treaty

70 Castle Close
Clondalkin
Dublin 22
D22 RX67

3 Bedroom | 1 Bathroom | Semi Detached | 132 sq.m

Guide Price: €350,000



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Description

Ray Cooke Auctioneers proudly offer to the market this exceptionally located and heavily extended semi detached property situated in the popular cul de sac of Castle Grove, Clondalkin, Dublin 22.

This location proves ever popular with families and young first time buyers as it finds itself within close proximity of Clondalkin Village and its vast array of amenities including The Mill Shopping Centre, Clondalkin Leisure Centre, esteemed primary & secondary schools, and a host of bars & restaurants. Bus routes to and from Dublin City Centre are within a short stroll and both The Luas & The M50 Motorway are very easily accessible.

With accommodation of c. 132 Sq m, in brief this property consists of; Entrance hall, lounge, open plan kitchen/diner, utility room and 2nd reception room/office to the ground floor. Upstairs you will find 3 bedrooms and the family bathroom. Externally this property benefits from a fully enclosed with a high degree of privacy rear garden with brick built storage shed whilst the front of the property provides a driveway off road parking.

No. 70 comes to the market in good condition throughout and offers no onward chain. This property will be extremely popular due to size, condition and location and truly offers so much scope and versatility to any prospective buyer.

Features

- 3 Bed
- Extended to front and rear
- Easy access to N7 & M50
- Cul de sac location
- Gas central heating
- C. 132 sqm
- Close to amenities
- BER C3
- No onward chain
- South facing garden



Accommodation

Hall

5.4m x 1.8m

Extended entrance hall, stairs, access to lounge and kitchen diner

Lounge

4.8m x 3.9m

Window to front

Kitchen/Diner

7m x 5.9m

Two windows to side and one window to rear, feature fire place, floor and eye level units, built in oven and hob, space for fridge freezer dishwasher, door to utility area

Utility Room

3m x 2.6m

french doors to th eside, space for washing machine, and tumble dryer, door to office/recption room

Office

2.9m x 1.9m

Window to rear

Bedroom 1

3.9m x 3.6m

Window to rear, hotpress

Bedroom 2

3.5m x 3m

Window to front

Bedroom 3

2.8m x 2.5m

Window to front

Bathroom

1.8m x 1.7m

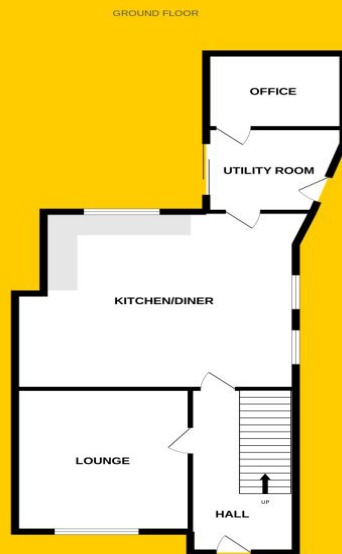
Window to rear, wash hand basin, shower cubicle

Rear Garden

Fully enclosed, South Facing, patio area, lawn area with plant and srub boarder, brick built storage shed



Floor Plans



Negotiator

Nick Lindsey
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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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