



For Sale By Private Treaty

72 Lealand Road
Clondalkin
Dublin 22
D22 W212

2 Bedroom | 2 Bathroom | Mid Terrace | 95sq.m

Guide Price: €269,000



Scan to view Property



Description

RAYCOOKEAUCTIONEERSareverypleasedtopresentthischarming2-bedroommid-terracehometothemarket, conveniently situated at the heart of the highly sought-after Lealand development in Clondalkin, Dublin 22. No.72 Lealand Road is a beautiful and spacious home which is immaculately presented throughout. A driveway to the front of the property offers off-street parking. A bright and expansive extension to the rear creates a beautiful light flooded kitchen, dining and living space. An easterly facing rear garden also boasts a generously sized wooden cabin, ideal for a multitude of uses. Recently modernised throughout, this stunning 2-bedroom property is sure to be extremely popular with first time buyers looking to put down roots in the vicinity. Internal living accommodation of c. 95 sq.m comprises of a lounge, a sizeable open plan kitchen, living and dining area, a downstairs w/c, utility, 2 large bedrooms, and main w/c.

The location of No.72 is next to none. Clondalkin village itself is close by 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. In terms of public transport, Fonthill train station is a mere 5 minutes by car. The red line luas is the same distance, both of 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. Early viewing is highly advised, in order to arrange a viewing, you can contact our Terenure office on 016875800 today.

Features

- c. 95 sq.m
- 2 bed, 2 bath, mid terrace
- Double glazed windows throughout
- Gas fired central heating
- Extension to rear creating a bright and spacious kitchen, dining and living space
- Large wooden cabin to rear ideal for a multitude of uses
- Driveway to front
- N7 & M50 motorway within an incredibly close proximity
- In
- credibly well served by public transport between Fonthill Train Station, Luas red line and a host of bus routes
- Clondalkin village within a stones throw
- Corkagh Park close-by
- Early viewing highly recommended



Accommodation

LOUNGE

3.94m x 5.49m

Bright lounge with laminate floors, access to kitchen and carpet to stairs/landing.

KITCHEN

3.9m x 4.82m

Fully fitted kitchen with laminate floors and dining area with access to utility room and guest wc.

FAMILY ROOM

3.67m x 3.85m

Extended to rear with laminate floors with double doors to rear garden.

UTILITY ROOM

1.92m x 1.61m

GUEST WC

0.50m x 1.88m

Fully tiled fitted with wc, and shower unit.

LANDING

1.11m x 2.89m

Carpet to floor, access to all rooms.

MASTER BEDROOM

3.94m x 3.41m

Double room to the front of the property with laminate flooring and built in wardrobes.

BEDROOM 2

3.94m x 2.46m

Single bedroom to the rear with laminate floors.

BATHROOM

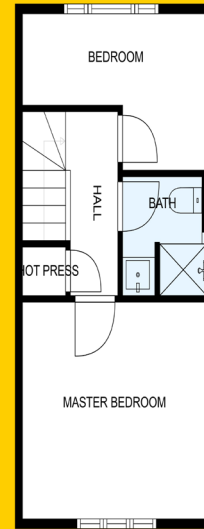
1.69m x 1.87m

Fully fitted with wc, whb and shower unit, fully tiled.





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Negotiator

01 68 75 800

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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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