



For Sale By Private Treaty

The Cottage, Commons Road
Clondalkin
Dublin 22
D22 PC89

4 Bedroom | 3 Bathroom | Detached | 233 sq.m

Guide Price: €595,000



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Description

RAY COOKE AUCTIONEERS are delighted to present arguably the most luxurious property in Clondalkin to the open market. "The Cottage" boasts an idyllic setting, tucked away on this mature and leafy cul de sac and is within arms reach of Clondalkin Village and every conceivable amenity including shops, shopping centres, primary and secondary schools and leisure facilities.

On a transport note you will find bus routes on your doorstep and the M50 motorway, the N7 and The Luas Line all accessible within minutes.

Finished to an exceptional standard and with absolutely no expense spared; interior living accommodation of c. 2,150 sq ft comprises of entrance hallway, lounge, large open plan kitchen, dining room, living room, downstairs and upstairs bathrooms and four double bedrooms. The electronic gated front entrance gives way to a pristinely maintained stone driveway with double gates to the c. 100 ft long rear yard (fantastic site potential subject to planning permission).

Behind the most attractive red brick facade you are greeted by a lavish hallway with a feature centre staircase. The list of additional features is endless but includes four generous bedrooms, solid oak fitted kitchen with granite worktops and sills and two large feature bathroom suites with freestanding shower units offering steam and mp3 facilities. To be seen is to be appreciated, call Ray Cooke Auctioneers today!

Features

- Site total 0.25 acres
- Fantastic site potential subject to PP
- Built c. 2010
- Finished to an exceptionally high standard
- Custom made windows throughout
- Gas fired central heating
- Fully alarmed
- CCTV system
- Electronic gates to front
- Fully fitted solid oak kitchen
- Jacuzzi bath with walk in shower with steam and mp3 facilities



Accommodation

Foyer
4.72m x 5.09m

Living Room
3.73m x 5.15m

Family Room
5.54m x 5.28m

Kitchen
4.65m x 4.11m

Dining Area
3.77m x 4.10m

Downstairs Bathroom
3.73 x 4.11m

Landing
4.9m x 1.43m

Primary bedroom
4.83m x 3.99m

Front Facing Bedroom
4.63 x 3.8m

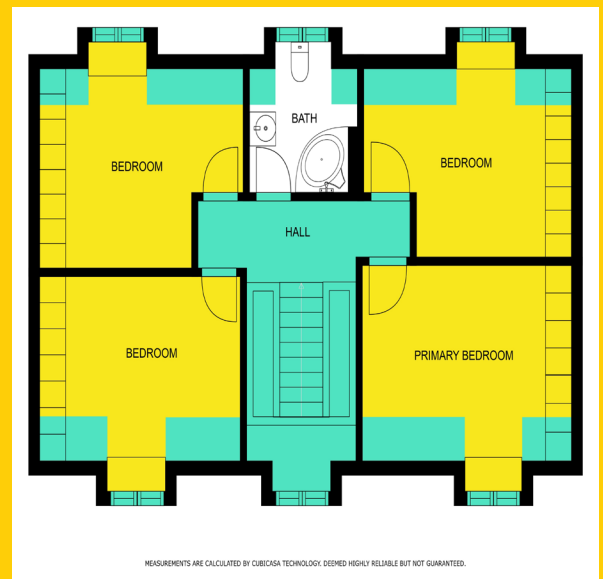
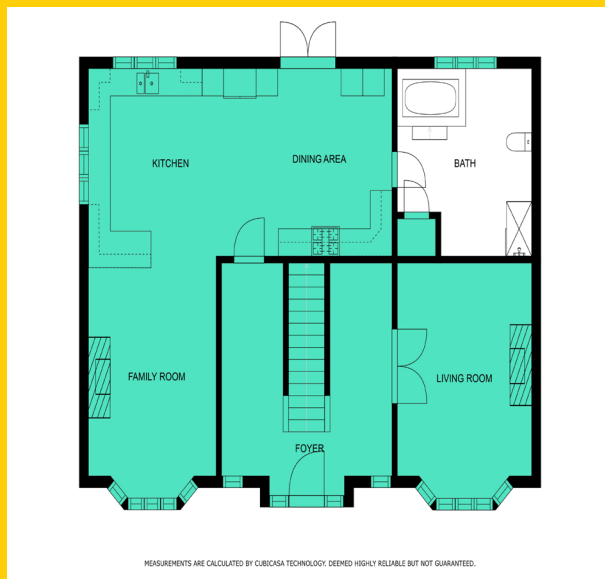
Rear Facing Bedroom
4.70m x 4m

Rear Facing Bedroom
4.8m x 3.8m

Upstairs Bathroom
2.49m x 2.66m



Floor Plans



Negotiator

Conor Clarke
01 908 9300 or 086 837 1963

Email: conor@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.

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