

FOR SALE

BY PRIVATE TREATY

**87 Floraville Avenue
Clondalkin
Dublin 22
D22 AK13**



Three Bedroom Semi Detached
c.94.05sq.m /1023sq.ft



Price: €355,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this three bedroom semi detached property to the market with one of Dublin 22's most prestige of addresses. Floraville is a mature and settled development, highly sought after throughout the years, and is located in the heart of Clondalkin Village with local shops, shopping centres, churches, schools and leisure facilities only a short stroll away. Also within a stone's throw you will find a number of bus routes, the N7, the M50 Motorway and The Red Cow Luas Stop. Bright & spacious internal living accommodation is c. 95 sq m (c. 1023 sq ft) of comprises of entrance hallway, lounge/dining room, kitchen, rear extension, three bedrooms and main family bathroom. No. 53 is in need of modernisation but boasts magnificent potential to be transformed into the perfect forever home. The large garden is not overlooked to the rear and boasts a sunny aspect. Interest is sure to come from a mix of first time buyers and clients trading up - Register your interest today!

FEATURES

- BER D2
- 1,023 Sq.ft
- In need of modernisation
- Gas fired central heating
- Extended to rear
- Off street parking for multiple cars
- Built in wardrobes
- Hardwood flooring
- Not overlooked to the rear
- Prestige development
- Ideally positioned in the heart of Clondalkin Village
- Only 5 minutes walk to all amenities
- Within a stones throw of The Luas
- N7 & The M50 Motorway within easy reach
- Prime for first time buyers and clients trading up
- Viewing highly advised!



ACCOMMODATION



LIVING

10'17" x 24'93" (3.1m x 7.6m)

Living room to the front of the property. Top quality floors. Built in fireplace.

KITCHEN

9'38" x 9'35" (2.86m x 2.85m)

Spacious kitchen to the rear of the property. Floor and eye level units.



REAR EXTENSION

7'80" x 20'34" (2.38m x 6.2m)

BATHROOM

6'29" x 6'88" (1.92m x 2.1m)

Fully tiled bathroom suite. Fitted bath, WC and WHB.



BEDROOM 1

13'45" x 12'69" (4.1m x 3.87m)

Double bedroom to the rear of the property. Timber flooring. Built in wardrobes

BEDROOM 2

13'64" x 11'97" (4.16m x 3.65m)

Double bedroom to the front of the property. Timber flooring. Built in wardrobes.

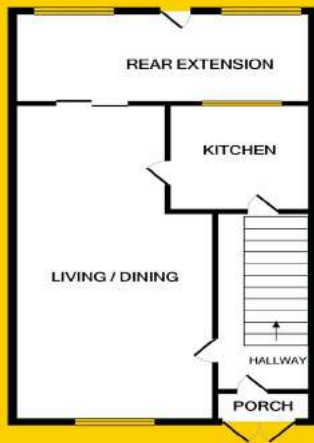


BEDROOM 3

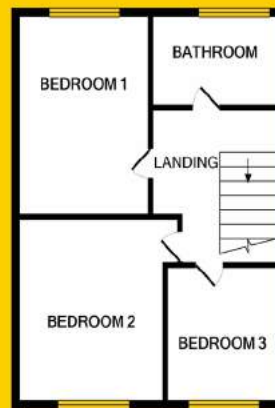
9'1" x 8'5" (2.8m x 2.6m)

Single room to the front of the property. Timber flooring.





GROUND FLOOR



1ST FLOOR

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.

NEGOTIATOR

James Dronney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to James@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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