

FOR SALE

BY PRIVATE TREATY

29 Cappaghmore
Clondalkin
Dublin 22
D22 AX25



Four Bed Semi Detached
c.139.4sq.m /1,500.sq.ft

BER TBC

Price: €349,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this sizeable four bedroom semidetached property with a side garage conversion to the market in Cappaghmore, Dublin 22. Ever in high demand, Cappaghmore Estate is only a brisk walk from Clondalkin Village and finds itself surrounded by a wealth of local amenities including esteemed primary and secondary schools, extensive recreational and leisure facilities, The Mill Shopping Centre and a variety of bars and restaurants. The area is well serviced by direct bus routes to Dublin City Centre as well as being within easy access of the M50 and The Red Cow Luas Stop.

Internal living accommodation of c. 1,500 sq ft comprises of entrance hallway, lounge, dining room/kitchen, utility, fully downstairs bathroom. Playroom/office four bedrooms and main family bathroom. To the front is a large cobble lock driveway and the generous rear garden is completely private with a large block built shed and not overlooked. No. 29 boasts an ideal opportunity for a family to acquire the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 1,500 sq ft
- Perfect Family Home
- Gas fired central heating
- Double glazed windows
- Spacious rooms throughout
- Garage Conversion
- Walk in condition
- Generous rear garden with block build shed; not overlooked
- Large cobblelock driveway
- Mature and well established development
- Within a short stroll of Clondalkin Village
- The M50 Motorway and The Luas within easy reach
- Prime for a growing family
- Viewing highly advised!



ACCOMMODATION

HALLWAY

Entrance hall with laminate flooring, carpet to stairs and landing, access to lounge, kitchen and office.

LOUNGE

Bright lounge with laminate flooring with feature fireplace and double doors to kitchen.

KITCHEN

Fully fitted kitchen with eye and floor levels units and an island, open plan to dining area and sliding doors to rear garden.

BEDROOM 1

Double bedroom to the rear of the property with laminate flooring and built in wardobes.

BEDROOM 2

Double bedroom to the rear of the property, laminate flooring and built in wardobes.

BEDROOM 3

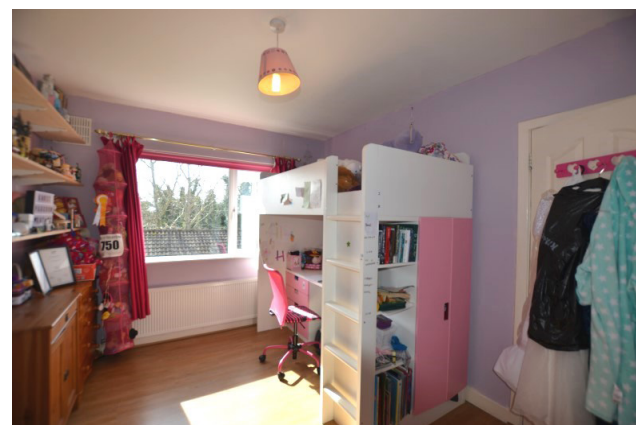
Double bedroom to the front of the property, laminate flooring and built in wardobes.

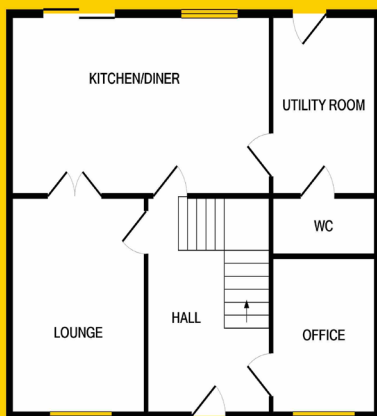
BEDROOM 4

Single bedroom to the rear of the property with laminate flooring.

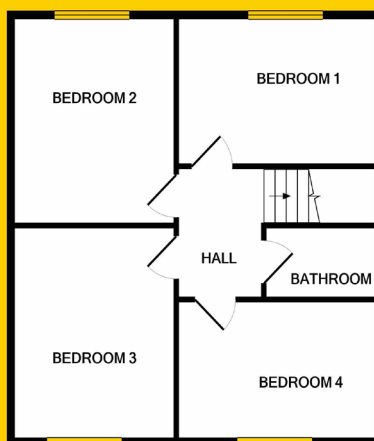
BATHROOM

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





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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

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



MORTGAGES

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For further information or advice, please call:
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