

**FOR SALE**

BY PRIVATE TREATY

**5 Bushfield Drive  
Clondalkin  
Dublin 22  
D22 X522**



Four Bedroom Semi Detached  
c.153sq.m /1,650.sq.ft



**Price: €449,950**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this splendid well extended four bedroom semi detached family home with a flurry of extras to the market in one of Dublin 22's more mature and sought after developments. Bushfield is ideally positioned within a brisk walk of Clondalkin Village and its vast selection of amenities such as The Mill Shopping Centre, Clondalkin Leisure Centre, esteemed primary & secondary schools, extensive recreational & leisure facilities and the picturesque Corkagh Park. The area is well serviced by direct bus routes to Dublin's City Centre as well as being within easy access of the M50, N7 and The Red Cow Luas Stop. Internal living accommodation of c. 1,650 sq ft comprises of entrance hallway, guest wc, lounge, dining room, tv room/office, kitchen/dining room with utility room, conservatory, four bedrooms, main family bathroom, master bedroom ensuite and a converted attic room. The numerous extensions solidify it as a substantial and versatile family home - prime for a growing family. Both the side room and converted attic add a whole new dimension to the already sizeable property and can both suit a variety of uses. The welcoming, gated entrance provides ample parking space bordered by most attractive planting. The rear is even more impressive with a block shed, additional side space with room for further development, all topped off with an enviable south westerly aspect attracting the sun all day long. Viewing of this superb property is highly advised - Call Ray Cooke Auctioneers today to register your interest.

## FEATURES

- c. 1,650 sq ft
- BER D2
- Gas fired central heating
- Double glazed windows
- Additional side tv room/office
- Rear conservatory
- Converted attic
- Utility room
- Upgraded master bedroom ensuite
- Ample wardrobe space
- Gated front driveway
- Off street parking
- Manicured front & rear gardens
- Block shed
- Outside tap
- Space to rear for further development
- Sunny south westerly rear aspect
- Corkagh Park found within arm's reach
- Clondalkin Village within walking distance
- M50/N7/The Luas all very easily accessible
- Mature and highly sought after development
- Ideal for both first time buyers and families trading up
- Viewing highly advised





## ACCOMMODATION

### FRONT

Gated entrance. Concrete driveway. Attractive garden and border planting.

### HALLWAY

Tiled to floor. Carpet to stairs. Access to lounge, kitchen, guest wc and tv room/office (side extension).

### LOUNGE

Carpet to floor. Feature fireplace. Double doors to dining room

### DINING ROOM

Carpet to floor. Access to kitchen and conservatory.

### TV ROOM/OFFICE

Additional room to side. Carpet to floor. Ideal for a variety of uses.

### KITCHEN/DINING ROOM

Fitted L-shaped kitchen. Tiled to floor. Access to utility room. Side window.

### BEDROOM 1

Single to rear of the property. Carpet to floor. Built in wardrobes

### BEDROOM 2

Double to rear of the property. Carpet to floor. Built in wardrobes.

### BEDROOM 3

Master bedroom to front of the property. Carpet to floor. Built in wardrobes. Ensuite.

### BEDROOM 4

Single to front of the property Carpet to floor. Built in wardrobes.

### BATHROOM

Mainly tiled. Fitted with wc, whb and shower.

### ATTIC

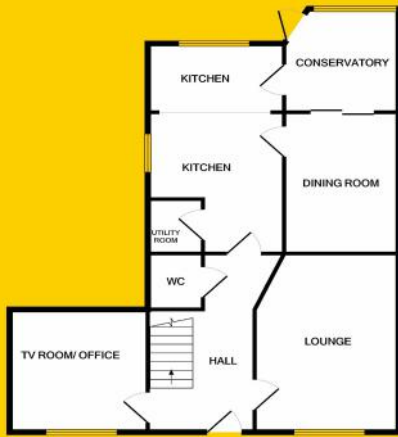
Converted attic room. Laminate flooring. Eaves storage. 2 x skylight.

### ATTIC

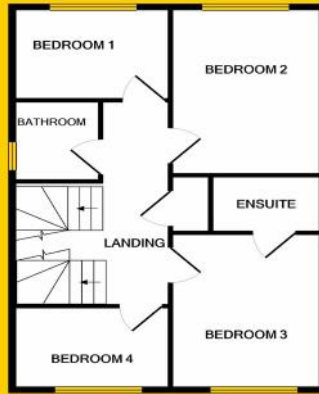
Stunning rear garden. Beautifully planted. Additional side space. Block shed. Sunny south westerly orientation.



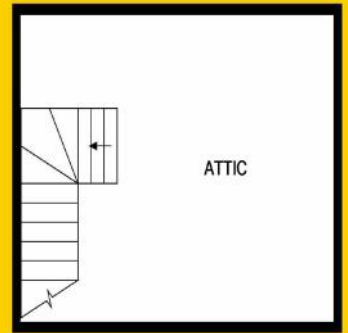
## FLOOR PLANS



GROUND FLOOR



1ST FLOOR



ATTIC

## 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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

Alternatively you can send an email to [Ross@raycooke.ie](mailto:Ross@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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