

FOR SALE

BY PRIVATE TREATY

79 Oak Way
Clondalkin
Dublin 22



Three Bedroom Semi Detached House
c.98.5sq.m. /1060sq.ft

BER TBC

Price: €259,000

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PSRA LICENCE NO. 002307

DESCRIPTION



RAYCOOKE AUCTIONEERS are delighted to introduce this splendid three bedroom semi detached family home with a flurry of extras to the market in "the place to be" for young families stepping onto the property ladder in Dublin 22. Oak Way is ideally positioned within a brisk walk of Clondalkin Village and its many amenities such as The Mill Shopping Centre, Clondalkin Leisure Centre, esteemed primary and secondary schools, extensive recreational and 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.

Interior living accommodation of c. 1,060 sq ft comprises of entrance hallway, lounge, open plan kitchen/dining room, three bedrooms, main family bathroom and a converted attic. The attic conversion is currently in use as an additional child's bedroom and to the rear you will find a detached block storage shed which is absolutely perfect for a variety of uses, depending on the needs of the buyer. The generous garage space to the side offers a whole other realm of potential to the property and planning permission has been granted for a magnificent double storey extension (plans can be viewed by appointment with the agent). All in all this one is not to be missed; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,060 sq ft
- Oil fired central heating
- Double glazed windows
- Pristine condition throughout
- Additional attic conversion
- Detached block built shed to rear
- Generous garage space to side
- Planning permission granted for double storey extension
- MAGNIFICENT POTENTIAL TO EXTEND
- Lengthy driveway with ample space to park a number of vehicles
- Corkagh Park & Clondalkin Village within walking distance
- M50 Motorway & The Luas within easy reach
- Viewing highly advised



ACCOMMODATION

HALLWAY

11'4" x 5'9" (3.5m x 1.8m)

Entered through storm porch. Laminate flooring and carpet to staircase and landing. Access to lounge and kitchen/dining.

LOUNGE

13'7" x 10'8" (4.2m x 3.3m)

Laminate flooring. Walled fire with bright bay window.

KITCHEN/DINING

17'0" x 14'1" (5.2m x 4.3m)

Fitted kitchen with tiled floor and splashback. Store room. Dining area with patio doors to rear.

BEDROOM 1

11'4" x 10'8" (3.5m x 3.3m)

Double bedroom to the rear of the property. Laminate flooring with built in wardrobes.

BEDROOM 2

8'5" x 7'8" (2.6m x 2.4m)

Single bedroom to the front of the property. Laminate flooring.

BEDROOM 3

9'1" x 8'2" (2.8m x 2.5m)

Double bedroom at the front of the property. Laminate flooring.

BATHROOM

7'8" x 5'9" (2.4m x 1.8m)

Fully tiled bathroom suite. Fitted with w/c, whb and bath with walled shower.

ATTIC

Timber flooring with velux window. Eaves storage. In use as child's bedroom.

FRONT

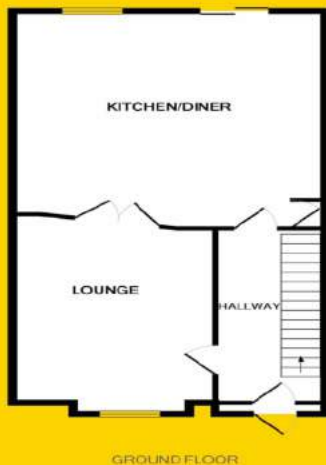
Walled with pillars and gated entrance. Lengthy concrete driveway with side lawn area. Gated side access.

REAR

4 meter width side space. Not directly overlooked. Mainly low maintenance with raised lawn area. Extra large block built shed. South facing.



FLOOR PLANS



OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling out of Clondalkin Village take the Boot Road and turn right onto St. John's Drive heading towards The Green Isle Hotel. Take your second turn right onto Oak Way. Proceed ahead and as the road veers to the left no. 79 can be found on the left hand side.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

MORTGAGES

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