

FOR SALE

BY PRIVATE TREATY

**149 Cappaghmore
Clondalkin
Dublin 22
D22Y268**



Four Bed Semi Detached House
c.146.8sq.m /1,580.14sq.ft

BER TBC

Price: €385,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this sizeable four bedroom semi detached family home 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. 1,580 sq ft comprises of entrance hallway with under stairs storage, lounge, kitchen, dining room, living room, four bedrooms and main family bathroom. No. 149 has been cleverly extended over the years to incorporate a most spacious hallway and a full length kitchen/dining area to the left side of the property. It is immaculately presented throughout and prime for both family living & entertaining. The cobblelock driveway offers ample off street parking and the picturesque rear garden is as divine as you will find in the locality. Ideal for both first time buyers or clients looking to trade up - Viewing is highly advised.

FEATURES

- c. 1,580 sq ft
- Gas fired central heating
- Extended entrance hallway
- Extended kitchen/dining room
- 2 reception rooms
- 4 generous bedrooms
- Ample wardrobe space
- Stunning landscaped rear garden
- Block shed
- Cobblelock driveway
- Ample off street parking
- 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

FRONT

Cobblelock driveway, off street parking.

HALLWAY

22'6" x 8'8" (6.9m x 2.7m)

Extended hallway, timber floor, access to kitchen, lounge, livingroom, under stair storage.

LOUNGE

15'7" x 11'4" (4.7m x 3.5m)

Timber floor, feature fireplace access to living room.



LIVING ROOM

20'6" x 11'8" (6.3m x 3.6m)

Timber feature fireplace, arch to dining area, patio doors to rear.

KITCHEN

19'0" x 7'2" (5.8m x 2.2m)

Fitted kitchen, tiled floor and splashback, steps to raised dining area.



DINING AREA

14'7" x 8'2" (4.5m x 2.5m)

Timber flooring, skylight.

REAR

Beautifully landscaped rear garden, paved and lawn areas, with border trees and planting, block shed.

BEDROOM 1

10'1" x 8'5" (3.1m x 2.6m)

Single bedroom to front of property, laminate flooring and built in wardrobe.



BEDROOM 2

12'4" x 10'1" (3.9m x 3.1m)

Double bedroom to front of property, mirrored slide wardrobes.

BEDROOM 3

12'1" x 11'1" (3.7m x 3.4m)

Double room to rear of property, laminate flooring built in wardrobe.

BEDROOM 4

9'1" x 8'8" (2.8m x 2.7m)

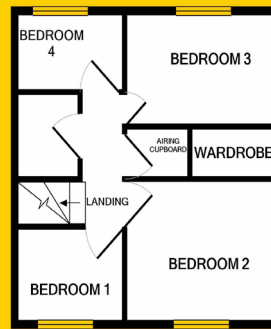
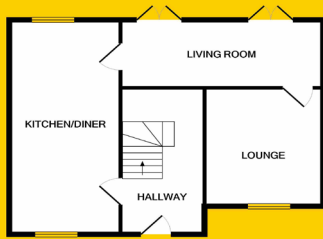
Double room to front of property, laminate floor and built in wardrobe.

BATHROOM

6'2" x 5'5" (1.9m x 1.7m)

Fully tiled, wc, wash hand basin, bath with shower.





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 and we will contact you.



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01 40 30 720

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22
T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole
Shopping Centre,
Rathcoole, Co Dublin
T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24
T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W
T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11
T +353 (0)1 54 11 455
E finglas@raycooke.ie



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