

For Sale By Private Treaty



2 Moyle Park

Convent Road,
Clondalkin, Dublin 22



4 Bedroom Semi Detached House
c.146sq.m. / 1,575sq.ft.

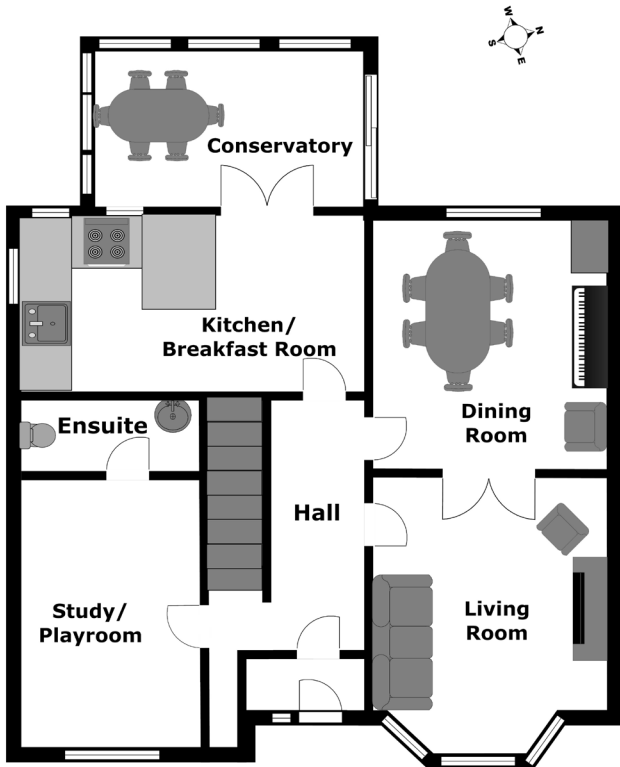


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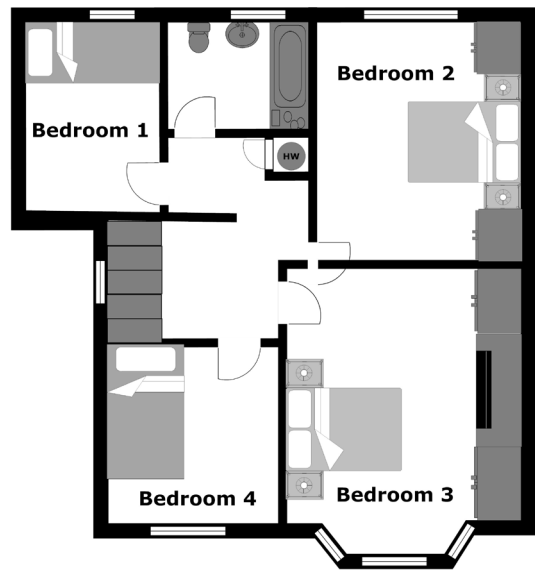
Description:

Finnegan Menton are proud to offer this exceptional 4 bedroom semi-detached family residence on Moyle Park in the heart of Clondalkin Village with all amenities on your doorstep extending to c.146sq.m. (c.1,575sq.ft.) with large front driveway and gardens and to the rear the gardens are also large and west facing and not overlooked as it backs onto Moyle Park College.

This wonderful house is in the centre of Clondalkin Village and will appeal to residential and commercial viewers as it was originally built as a family home then used as a dentist surgery when our Client bought the house in 1984. Dublin Bus (route 13) goes to College Green and the Bus stop is beside Tesco which is directly opposite the house.



Ground Floor



First Floor



Location:

2 Moyle Park in Clondalkin is in the heart of the Village directly opposite Tesco and the bus stop on Convent Road. The main street of Clondalkin is only a one minute walk.

Floor Area: c.146sq.m. / 1,575sq.ft.

Ground Floor

Entrance Porch

c.1.29m x 0.79m

Tiled floor.

Entrance Hall

c.2.41m x 4.11m

Oak wood timber floors and we are informed the original 6 inch timber floors are underneath the entire ground floor and first floor levels, Alarm panel and heating control panel, high ceilings, original coving, under stairs storage cupboard.

Living Room

c.3.72m x 3.87m

Original 1930's art deco tiled open fireplace, oak wood floor, bay window, original coving, picture rail, double timber doors open into the dining room.

Dining Room

c.3.63m x 3.89m

Fireplace currently sealed up but could easily be re-opened, oak wood floor, original coving, picture rails.

Study / Playroom

c.4.18m x 2.50m

Currently used as beauty clinic and originally as a dentist surgery, laminate wood floor, this could also be used as a 5th bedroom.

Kitchen / Breakfast Area

c.5.47m x 2.87m

Maple shaker style kitchen presses with sink unit, complete floor tiling, complete splash back wall tiling. All kitchen appliances included to incorporate built in Candy fridge freezer, Beko electric hob & over cooker, Creda stainless steel extractor hood, coving, glass folding doors open into the conservatory area.

Bedroom 4 (Front Right)

c.4.39m x 2.72m

Tiled floor, sliding patio door, recessed lighting, feature brick wall on the interior.

Guest WC

c.2.52m x 1.07m

WC & WHB, Vokera gas boiler.

First Floor

Bedroom 1 (Back Left)

c.2.00m x 2.70m

Single bedroom, laminate floor.

Bedroom 2 (Back Right)

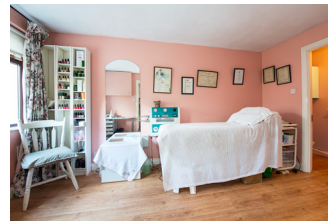
c.3.82m x 3.26m

Double bedroom, fitted wardrobes, carpet, tv point.

Bedroom 3 (Front Left)

c.3.87m x 3.84m

Original timber floors, double bedroom, (bay window an additional 0.7m x 2.3m), fitted wardrobes.



Bedroom 4 (Front Right)

c.2.71m x 2.41m

Single bedroom & carpet.

Bathroom

c.1.77m x 2.37m

White bathroom sanitary ware fittings comprising wc, whb, with completed cream coloured tiled. Jacuzzi bath, bath shower screen & chrome radiator.

Attic

Insulated with Stira folding stairs and partial flooring for extra storage, large attic space suitable for conversion if extra room required (subject to necessary planning permission).



Features:

- Just off Clondalkin Main Street.
- External cladding fully insulated walls, all double glazed windows throughout, attic fully insulated.
- Backs onto Moyle Park College, not overlooked in anyway.
- Beside all primary and secondary schools in Clondalkin.
- Original six inch timber floors in place.
- Owner occupied by the same family since 1984 & originally built in the 1930's, the house was previously used as a dentists surgery.
- Front gardens & driveway (10m x 30m)
- Rear garden is very large (10m x 15m)
- Storage shed c.3.72m x c.1.7m
- Dublin bus 13 (stop at Tesco and goes directly to College Green).

Directions:

2 Moyle Park is on Moyle Park and Convent Road, just off the Main Street of Clondalkin Village.

Heating:

Gas fired central heating.

BER:

B.E.R.: C3 208.92kWh/m²/yr
B.E.R. Number: 105700611

Price:

On Application.

Viewing:

By appointment only with sole agents Finnegan Menton
Contact Glenn Burrell on 01 614 7900



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