



For Sale By Private Treaty

10 Monastery Gate Lawns
Clondalkin, Dublin 22
D22 A7Y4



Scan to view Property

3 Bedroom | 3 Bathroom | End of Terrace | 92 sq.m

Guide Price: €320,000



Description

RAY COOKE AUCTIONEERS are delighted to present this 3 bedroom, 3 bath end of terrace home to the market in the ever popular Monastery Development, Clondalkin, Dublin 22. Ideally situated on Monastery Gate Lawn, this location is surrounded by a whole host of local amenities including schools, shops, café and bars as Clondalkin Village is only a short stroll away. Transport wise you are on the bus route in and out of the city Centre and have easy access to the M50 + N7 on your door step. Living accommodation of c. 92 Sqm can be found here and in brief consists of; Entrance hall, wc, lounge and a kitchen/diner to the ground floor. Upstairs you will find 3 bedrooms, master with ensuite and the family bathroom. Externally to the rear is a fully enclosed SOUTH facing garden whilst the front provides a driveway for off road parking. Number 10 comes to the market in good condition throughout and provides an ideal opportunity to purchase a property in one of Clondalkin's most sought after areas. Due to its location we envision this property to be extremely popular so call Ray Cooke Auctioneers for further information or to arrange a viewing.

Features

- -Ber D1
- -Sought after development
- -South facing garden
- -C. 92 sqm
- -
- -Driveway to front
- -Fantastic opportunity
- -Double glazed windows
- -All transport routes easily accessible
- -Call today to arrange a viewing!



Accommodation

Entrance Hall

5.2m x 2.1m

Stairs, wc, door to lounge and kitchen diner

Lounge

5m x 3.2m

Window to front of property, feature fire place, double doors to kitchen / diner

Kitchen / Dining Room

4.7m x 5.2m

Window to rear, french doors to rear, base and eye level units.

Bedroom 1

3.5m x 4.1m

Window to the front of the property., fitted wardrobes,

Bedroom 2

3.1m x 3m

Window to the front of the property, fitted wardrobes

Bedroom 3

3.5m x 2.3m

Window to the rear of the property.

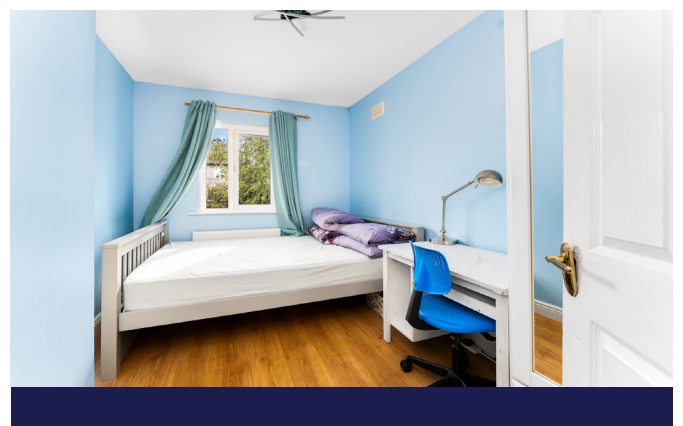
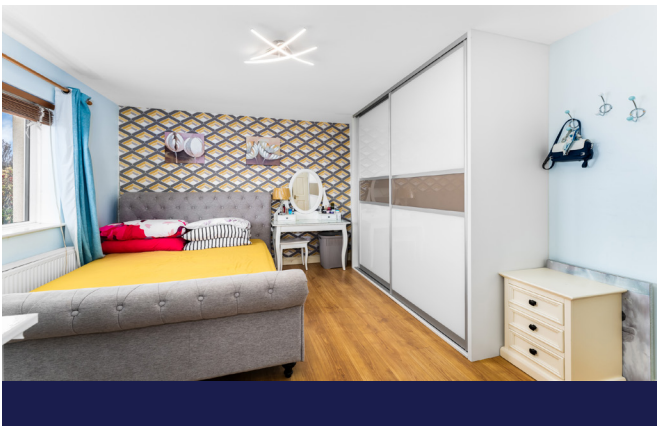
Bathroom/Shower Room

2m x 1.7m

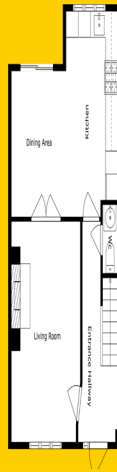
Bath with shower over, hand wash basin.

Rear Garden

south facing fully enclosed patio area, side access to front.



Floor Plans



Ray
Cooke

v

Negotiator

Nick Lindsey
01 403 0720 or 086 063 4889

Email: nick.lindsey@raycooke.ie



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.

**Ray
Cooke.**
Financial Services

For further information or advice,
Please call: 01 40 30 720 or 087 99 44 036

Mortgages

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.