



For Sale By Private Treaty

14 Monastery Gate Close
Clondalkin
Dublin 22
D22 T6T8

3 Bedroom | 3 Bathroom | End of Terrace | 91sq.m

Guide Price: €295,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are very pleased to present this charming 3-bedroom end of terrace home to the market, conveniently situated in the highly sought-after Monastery Gate development in Clondalkin, Dublin 22. No. 14 Monastery Gate Close is a beautiful and spacious property. A large driveway to the front of the property offers off-street parking for a number of vehicles. 3 large double bedrooms makes this property ideal for a wide range of buyers. Internal living accommodation of c. 91 sq.m compromises of an entrance hallway, a sizeable lounge, bright and spacious kitchen/dining room, a downstairs w/c, 3 large bedrooms, an en-suite and a main family bathroom.

Location is absolutely everything when it comes to this property. Clondalkin village itself is also within walking distance which is bursting with amenities. Families are spoilt for choice when it comes to education with a whopping 17 primary schools and 6 secondary schools in the area. Retail facilities include The Mill Shopping Centre in Clondalkin village, as well as separate branches of Tesco Ireland, Dunnes Stores, Aldi and Lidl. Furthermore, Liffey Valley shopping centre is within incredibly close proximity. The Red Cow red line luas stop is a short 5-minute walk from your front door which will have you into Dublin city centre in less than 30 minutes. The N7 and M50 motorway are easily accessible and a number of bus routes are on your doorstep including the 13, 68, 69, 40, 300 & 151 and the airport shuttle which will have you in Dublin airport in a mere 20 minutes. Early viewing is highly advised

Features

- 3 bed, 3 bath
- c. 91 sq.m
- Double glazed windows throughout
- New front door recently installed
- New combi boiler
- Generous driveway which allows for off street parking for multiple vehicles
- Side entrance leading to a generous and sunny south facing rear garden
- N7 & M50 motorway within an incredibly close proximity
- Luas Red line within walking distance
- Clondalkin village within walking distance
- Early viewing highly recommended



Accommodation

HALLWAY

2.03m x 5.00m

New front door, wooden laminate straight plank floor, lounge to right, kitchen ahead, unstairs storage and wc.

LOUNGE

3.24m x 5.00m

Wooden laminate straight plank floor, window to front, double doors to kitchen, gas fireplace.

KITCHEN

2.41m x 4.76m

Bright open plan, cream tile floor, cream cabinets, black laminate worktop.

DINING

2.84m x 3.35m

Wooden laminate straight plank floor, sliding double door to rear.

UNDERSTAIRS WC

0.86m x 1.69m

White floor to ceiling tiles, wc, whb.

BEDROOM 1

4.30m x 3.43m

Master to front, large double, dark grey carpet, built in wardrobes, ensuite.

ENSUITE

1.47m x 1.69m

White floor to ceiling tile, window to front. wc, whb and shower unit.

BEDROOM 2

3.06m x 3.18m

Double to rear, window to rear. dark grey carpet, built in wardrobes.

BEDROOM 3

2.31m x 3.46m

Small double to rear, window to rear, dark carpet.

BATHROOM

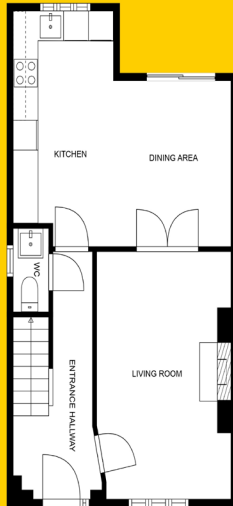
1.98m x 1.62m

White floor to ceiling tile, velux window, wc, whb and electric shower.

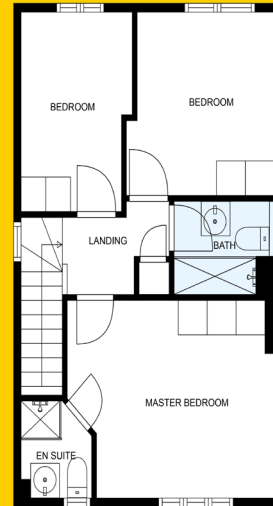
REAR GARDEN

South facing, paving slabs, grass, shed and side entrance.





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Negotiator

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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.

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For further information or advice,
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