



**For Sale** *By Private Treaty*

**Apartment 14, Whatley Hall,  
Archerswood, Clonee,  
Dublin 15  
D15E3WF**

**2 Bedroom | 2 Bathroom | Apartment | 83sq.m**

**Guide Price: €249,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS Are Delighted To Present This Superb Two-Bedroom, Ground Floor Apartment To The Market Ideally Located The Highly Sought-After Development Of Whatley Hall Situated In Clonee, Dublin 15. Whatley Hall Is A Residential Development Close To A Range Of Shops And Leisure Amenities And Within A Very Manageable Commute Of Dublin City Centre. The N3/Clonee Interchange & M50 / M3 Motorways Are Only A Short Distance Away Providing Links Across The City And Local Amenities Include Blanchardstown Shopping Centre And A Host Of Shops And Amenities.

Bright And Spacious Living Accommodation Of C. 83 Sqm Comprises Of Entrance Hallway, Extra-Large Living Room/Dining Area, Fully Fitted Kitchen, 2 Double Bedrooms, Family Bathroom And Master Bedroom With Walk-In Storage And Ensuite. The Property Also Has A Large Terrace Off The Living Room Overlooking A Communal Landscaped Garden Area No. 14 Comes To The Market In Excellent Condition Throughout And Benefits Double Glazed Windows Throughout, Spacious Bedrooms & Living Area, And A Large Terrace.

This Superb Property Is Sure To Interest Buyers Seeking A Superbly Located Home. An Opportunity Not To Be Missed; Call Ray Cooke Auctioneers Today For Further Information Or To Arrange Viewing!!

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## Features

- C.83 Sq.M
- BER C2
- Management Fees C. €1500 Per Annum
- 2 Bed 2 Bath
- Ground Floor Apartment
- Secure Underground Car Park With Electric Gates
- Large Terrace Overlooking The Landscaped Communal Garden
- light Filled Interior
- Fully Fitted Kitchen
- Gas Fired Central Heating
- Bus Stop Near By
- Short Drive To Blanchardstown Shopping Centre
- Excellent Primary & Secondary Schools On Doorstep
- Fantastic Location
- Easy Access To M50 & N3 Motorway
- Early Viewing Highly Advised!!





## Accommodation

### Entrance Hall

3.11m x 2.21m

Bright hall with tiled flooring

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### Living Room

6.78m x 8.41m

Large living area with laminet flooring and access to ground floor balcony

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### Kitchen

2.29m x 2.77m

Fully fitted kitchen with tiled flooring. eye and floor level units.

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### Bedroom 1

4.56m x 2.71m

Large double room with en suite and laminate flooring.

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### Bedroom 2

4.1m x 3.8m

Double room with laminate flooring.

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### Bathroom

2.33m x 1.75m

Fully fitted with w.c, whb, bath and fully tiled.

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## Floor Plans



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## Negotiator

**John Sullivan**

01 699 5050 or 086 046 9458

Email: [john.sullivan@raycooke.ie](mailto:john.sullivan@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.

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