



**For Sale** *By Private Treaty*

18 The Gables  
Clondalkin  
Dublin 22  
D22 YD77



Scan to view Property

2 Bedroom | 1 Bathroom | Apartment | c 54 sq.m

**Guide Price: €195,000**





## Description

RAY COOKE AUCTIONEERS are delighted to present this stunning own door apartment to the market boasting an enviable position tucked away to the rear of the exclusive The Gables development, Dublin 22.

The location is next to none as within walking distance you will find local shops and leisure facilities, Clondalkin Village and Corkagh Park. A mere five-minute drive away you will also find The Red Cow Luas Stop and the M50 motorway. Bright and airy interior living accommodation of c. 54 sq m comprises of entrance hallway, kitchen/dining/living room, two double bedrooms with built in wardrobes and main family bathroom.

Number 18 comes to the market in excellent condition throughout having been lovingly maintained by its current owner and boasts a beautiful outdoor area that leads onto a large green. This one is prime for first time buyers looking to make that first foray onto the property ladder but is equally likely to be a hit with investors due to the attractive yields on offer locally.

Call Ray Cooke Auctioneers today for further information or to arrange a viewing!

## Features

- c. 54 sq m
- BER E1
- Ground floor apartment
- Private outdoor area
- Leads onto large green area
- Private own door
- Management fee c. €1,530 per annum
- Electric heating
- Double glazed windows
- Built in wardrobes
- 2 double bedrooms
- Large family bathroom
- Secure gated development
- Ample parking space
- Ideal for first time buyers and investors
- Viewing highly advised!



## Accommodation

### Hall

2.2m x 1.6m & 2.0m x 2.1m

Timber floor that leads to all rooms, living room and bathroom.

### Living Romm / Kitchen

5.9m x 4.5m

Open plan living room / kitchen with half tiled and timber flooing and sliding doors to the side. Kitchen is fully fitted with units.

### Storage Room

1.6m x 1.7m

Washing facilities with shevling units and tiled flooring.

### Bedroom 1

3.9m x 3.1m

Double room with timber flooring, built in wardrobes, window and blinds to the rear.

### Bedroom 2

3.9m x 2.7m

Double room with timber flooring, built in wardrobes, window and blinds to the rear.

### Bathroom

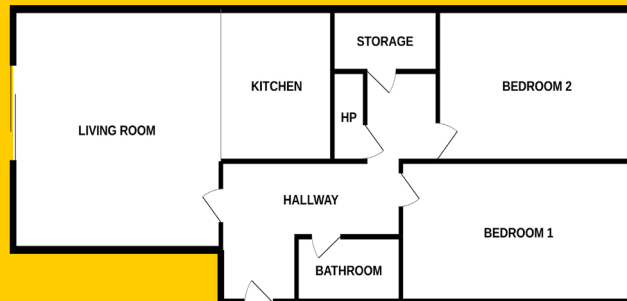
2.0m x 1.9m

Fully fitted with wc, whb, bath and tiled flooring.



## Floor Plans

GROUND FLOOR



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and measured unless otherwise stated to provide clarity and save space. View on Mortgage 12345.

## Negotiator

**Jamie Power**

01 908 9300 or 086 0351890

Email: [jamie.power@raycooke.ie](mailto:jamie.power@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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Cooke.**  
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