



**For Sale** By Private Treaty

35 Monastery Gate Green  
Clondalkin, Dublin 22  
D22 HN47



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3 Bedroom | 3 Bathroom | Terraced | 100 sq.m

**Guide Price: €315,000**



## Description

RAY COOKE AUCTIONEERS are delighted to present to the open market this exceptional 3 bedroom property in the highly sought after Monastery Gate Green, Clondalkin. Ideally located in an ever popular and matured residential area of Clondalkin, the Monastery development is situated only a stones thrown from the village centre with all the amenities it has to offer whilst also being in an ideal position for access to the N7, M50 and public transport routes in and out of the City centre. Open, spacious and well-proportioned living accommodation of c. 100 Sqm can be found in this property which in brief consists of; Entrance porch, WC, open plan kitchen/breakfast room, lounge and dining room to the rear. On the first floor you will find 3 bedroom with the master benefitting from an ensuite shower and then the family bathroom. the first floor landing also provides access to the converted access which has a variety of uses. Externally to the rear you will find a fully enclosed, low maintenance garden whilst the front benefits from a driveway for off road parking.

## Features

- Ber C1
- Immaculately presented
- Large driveway to front
- Sought after location
- Private rear garden
- C. 100 sqm
- Close to amenities
- Mature location
- Fantastic opportunity
- Attic conversion
- Gas central heating
- Double glazed windows
- Call today to arrange a viewing!





## Accommodation

### Lounge

3.7m x 4.5m

Featured fireplace with log burner, double door to the dining room.

### Kitchen/Dining Room

4.7m x 4.4m

Window to the front, under stairs storage cupboard, WC, base and eye level units, built in microwave, oven and hob, space for fridge, tumble dryer, washing machine and dishwasher with spotlight.

### Dining Room

3.8m x 2.5

X4 velux windows with double doors to the rear rear garden.

### Bedroom 1

3.8m x 2.7m

Window to the rear of the property, fitted wardrobes with ensuite with hand wash basin and shower.

### Bedroom 2

3.8m x 2.2m

Window to the front of the property with fitted wardrobes.

### Bedroom 3

2.9m x 2m

Window to the front of the property.

### Bathroom

1.9m x 1.6m

Low level toilet system, hand wash basin, bath with shower.

### Attic

3.8m x 2.7m

Velux window to the rear of the property with recess storage.



## Floor Plans



MEASUREMENTS ARE CALCULATED BY STANDARD TECHNIQUES. DIMENSIONS GIVEN ARE APPROXIMATE AND NOT GUARANTEED.



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## Negotiator

Nick Lindsey  
01 403 0720 or 086 063 4889

Email: [nick.lindsey@raycooke.ie](mailto: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.

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

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