



For Sale *By Private Treaty*

93 Highgrove, Mount Talbot
Clondalkin
Dublin 22
D22 A4V6

2 Bedroom | 2 Bathroom | Apartment | c 84 sq.m

Guide Price: €269,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS take great pleasure in presenting this absolutely fabulous 2 bed 2 bath apartment wonderfully positioned on the third floor of Highgrove, Mount Talbot which is arguably Dublin 22's most prestige complex.

Tucked away just off the Monastery Road and with The M50 Motorway, The Luas, The Naas Road and Clondalkin Village all within a stone's throw - the location is truly next to none.

Internal living accommodation of c. 84 sq. m comprises of entrance hallway, open plan lounge/dining room with fully fitted kitchen with integrated appliances, two large double bedrooms, main family bathroom and master bedroom ensuite. Floor to ceiling windows in the living room allow for lots of natural sunlight and panoramic views of Dublin skyline. As a corner unit with a south facing balcony it has the additional benefit of overlooking a green and parkland area. No. 93 is presented in immaculate condition throughout and is undoubtedly one of the trophy units within the development. With no previous rental history there is no rent restrictions for a potential investor. With an abundance of amenities on your doorstep including The Luas and Dublin bus routes, young professional first-time buyers are expected to show immediate interest.

Early viewing highly advised - Book a viewing today with Ray Cooke Auctioneers.

Features

- 3rd Floor apartment
- Corner apartment
- Management fee c. €1,800 per annum
- Stunning views
- Double glazed windows
- Triple glazed windows in living room
- Bright bay lounge window
- South facing balcony accessible from lounge
- Gas fired central heating
- New gas combi boiler fitted in 2022
- Immaculately presented throughout
- Fully fitted kitchen



Accommodation

Hall

1.6m x 3.7m & 3.3m x 1.4m & 1m x 4m

Staggered hallway, leads to all rooms, timber floor.

Lounge

5.2m x 5.1m

Large L shaped lounge, two large windows, timber floor.

Kitchen

2.3m x 3.3m

Fully fitted kitchen, integrated appliances, tiled floor, window to front.

Master Bedroom

4.6m x 3.1m

Double room, carpet floor, window and blinds to side, built in wardrobe, storage room, access to ensuite.

Ensuite

1.7m x 1.9m

Tiled floor, toilet, wash hand basin, shower, towel radiator.

Bedroom 2

4.6m x 2.3m

Double room, carpet floor, window to side, built in wardrobe.

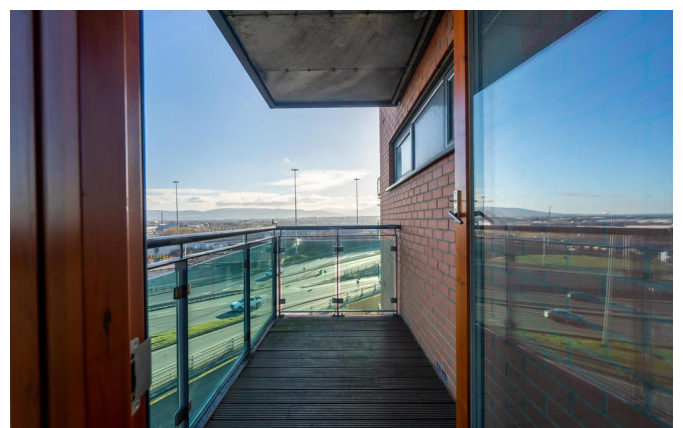
Bathroom

2m x 2.3m

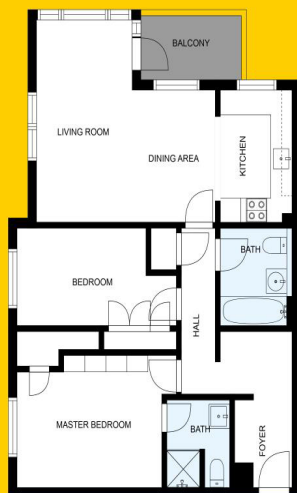
Fully bathroom, bath/shower, toilet, wash hand basin, mirror.

Balcony

South East facing balcony.



Floor Plans



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

Negotiator

Jamie Power

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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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