



**For Sale** *By Private Treaty*

**Apt 9, Linnetfields Park  
Castaheany, Clonee  
Dublin 15  
D15N6F5**



Scan to view Property

**2 Bedroom | 1 Bathroom | Apartment | 71 sq.m**

**Guide Price: €249,000**



## Description

Ray Cooke Auctioneers are delighted to bring this superb 2 bedroom, own door apartment to the Dublin 15 property market. The property is situated within this quaint gated development in Linnetfields Park and is sure to interest anyone looking for a superbly located home.

This property is located in a secure gated community, with communal car parking. It is close to both Ongar and Clonee Villages, and the many amenities and facilities found in both, including schools and shops. It also benefits from its close proximity to Blanchardstown Shopping Centre. The area is well-served by Dublin Bus, and Hansfield Train Station, which provides a regular service to the City Centre on the Maynooth line, is only a 20-minute walk away. The N3 and M50 are only a short drive away, providing access to the national road network, Dublin City Centre and Dublin Airport.

Internal living accommodation of c.71 sqm comprised entrance hallway, lounge, kitchen/dining room, two double bedrooms and a fully tiled bathroom. The property benefits from own door access, gas fired central heating, double glazed windows, built in wardrobes, ample parking and communal gardens to the rear with sunny aspect.

An opportunity not to be missed; Call Ray Cooke Auctioneers today for further information or to arrange viewing!!

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## Features

- c. 71 sqm
- BER C3
- Own door apartment
- Gas fired central heating
- Double glazed windows
- Two double bedrooms
- Built in wardrobes
- Large lounge
- Fitted kitchen
- Ample parking space
- Small gated development
- Blanchardstown Shopping Centre only a short distance away
- Communal garden areas
- Fantastic location
- Easy access to M50 motorway
- Bus routes to City Centre close by





## Accommodation

### Entrance Hall

1.4m x 1.2m

Laminate flooring with access to living room and kitchen.

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### Living Room

5.3m x 4.1m

Lounge to the front of the property with laminate flooring and access to kitchen.

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### Kitchen

4.4m x 3.6m

Fully fitted kitchen with tiled flooring and access to rear garden.

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### Bedroom 1

4.5 x 2.8m

Large double room to the rear of the property, built in wardrobes and laminate flooring.

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### Bedroom 2

3.6m x 3.0m

Double room to the front of the property, built in wardrobes and laminate flooring.

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### Bathroom

3.5m x 1.9m

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

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## Floor Plans



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 estimated where appropriate to provide clarity and save space.  
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## 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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