

**FOR SALE**

BY PRIVATE TREATY

**8 Monksfield Lawns  
Clondalkin  
Dublin 22**



Four Bedroom Terrace  
c.92sq.m. /990sq.ft.



**Price: €250,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this fine four bedroom family home to the market ideally tucked away on Monksfield Lawns, Dublin 22. This location proves ever popular with families and young professionals as it finds itself within close proximity of Clondalkin Village and its vast array of amenities including The Mill Shopping Centre, Clondalkin Leisure Centre, esteemed primary & secondary schools, and a host of bars & restaurants. Bus routes to and from Dublin's City Centre are within a short stroll and both The Luas & The M50 Motorway are very easily accessible.

Interior living accommodation of c. 990 sq ft comprises of entrance hallway, guest wc, lounge, kitchen/dining room, four bedrooms and main family bathroom. No. 8 is prime for 1st time buyers and is ready to occupy. Viewing is highly advised, call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 990 sq ft
- BER D1
- Double glazed windows
- Gas fired central heating
- Clean condition throughout
- Fitted shaker style kitchen
- Fully walled rear garden
- 4 generous bedrooms
- Gated tarmac driveway
- Peaceful position within the development
- Highly sought after development
- Clondalkin Village within arm's reach
- N7 and M50 motorway merely minutes by car
- The Luas within walking distance
- Viewing highly advised!





## ACCOMMODATION

### HALLWAY

14'1" x 6'2" (4.3m x 1.9m)

Front storm porch, tiled floor, carpet to stairs and landing, access to lounge, guest w.c and kitchen/dining room.

### LOUNGE

14'7" x 11'1" (4.5m x 3.4m)

Tiled floor and feature fireplace.

### KITCHEN/ DINING ROOM

17'3" x 11'8" (5.3m x 3.6m)

Tiled floor, fitted shaker style kitchen with breakfast bar, double doors to rear.



### BEDROOM 1

8'8" x 7'8" (2.7m x 2.4m)

Double bedroom to the rear of the property, carpet to floor.

### BEDROOM 2

12'1" x 9'5" (3.7m x 2.9m)

Double bedroom to the front of the property, carpet to floor.



### BEDROOM 3

10'4" x 9'5" (3.2m x 2.9m)

Double bedroom to the front of the property, carpet to floor.

### BEDROOM 4

9'5" x 6'8" (2.9m x 2.1m)

Single bedroom to the front of the property, laminate flooring.

### BATHROOM

7'5" x 5'2" (2.3m x 1.6m)

Fitted with wc, whb and bath with shower attachment, tiled floor and border and skylight.



### OUTSIDE FRONT

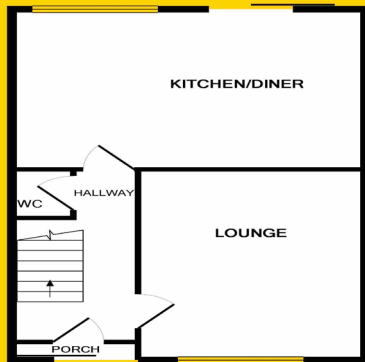
Tarmac driveway with gated entrance.

### OUTSIDE REAR

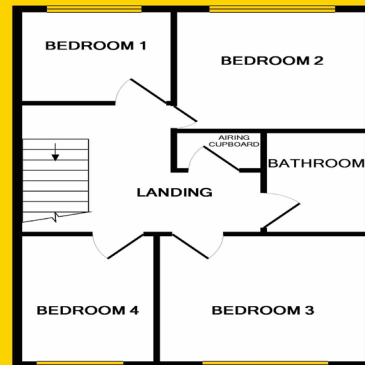
Fully walled, paved and lawn areas.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

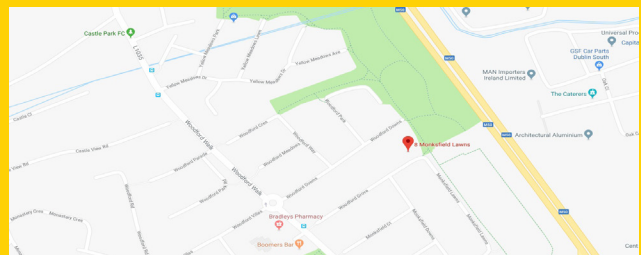
## DIRECTIONS

From M50, take first exit into Clondalkin & continue over flyover. At the roundabout take a left turn & at the next roundabout take the 3rd exit onto Woodford Hill. At the next roundabout turn left onto Woodford Walk and turn right onto Monksfield Meadows. At the T-junction turn left and at the next T-junction turn right. No. 8 can be found on the left hand side.

## 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.

## LOCATION



## NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



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

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