

FOR SALE

BY PRIVATE TREATY

48 Monastery Heath Court
Clondalkin
Dublin 22



Two Bedroom Apartment
c.69.7sq.m. /750sq.ft.



Price: €219,000

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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this two bedroom own door "garden apartment" to the market in the illustrious "Monastery Heath" development, Dublin 22. Monastery Heath is found only a brisk walk from Clondalkin Village and its array of excellent amenities including a variety of bars & restaurants, a selection of primary & secondary schools, leisure centres & sports grounds and The Mill Shopping Centre. A number of bus routes are found at the front of the development and the M50 Motorway, The Naas Road and the Red Cow Luas Stop are all within arm's reach.

Internal living accommodation of c. 750 sq ft comprises of entrance hallway, generous lounge, separate kitchen/breakfast room, two double bedrooms and master bathroom suite. No. 48 boasts an endless list of striking features and stands head and shoulders above any similar properties seen in recent months. The bright dual aspect interior is well laid out and gives off an immediate "homely" vibe. This particular unit was handpicked off plans by its current owner due to its unrivalled position tucked away to the rear of the development. The landscaped communal gardens are picturesque on a summer morning and the sense of peace and tranquility is priceless. This superb property will appeal to first time buyers looking to take that all important step onto the ladder but is also a prime prospect for any clients looking to trade down to a low maintenance abode. Viewing is highly advised, Call Ray Cooke Auctioneers for further information.

FEATURES

- c. 750 sq ft
- Management fee c. €900 per annum
- Ground floor "garden apartment"
- Own door entrance
- Double glazed windows
- Gas fired central heating
- Alarmed
- Bright dual aspect interior
- Fitted kitchen
- Master bathroom with Triton Shower
- 2 double bedrooms
- Ample parking to front
- Tucked away to the rear of the development
- Immediate access to landscaped communal gardens
- Prestigious development
- Within walking distance of Clondalkin Village
- The Luas/M50/Naas Road all within arm's reach
- Ideal for first time buyers and clients looking to downsize



ACCOMMODATION

ENTRANCE HALL

5'9" x 2'9" (1.8m x 0.9m)

Tiled entrance hallway and access to lounge.

LOUNGE

14'7" x 13'4" (4.5m x 4.1m)

Carpet to floor, feature fireplace with electric fire, dual aspect bright room, double doors to kitchen/dining area and access to inner hallway.

KITCHEN/ DINING ROOM

15'0" x 12'4" (4.6m x 3.8m)

Fitted kitchen, tiled to floor and to splashback, bright dual aspect room and access to communal garden.

INNER HALLWAY

Carpet to floor, access to bathroom and two bedrooms.

BATHROOM

11'4" x 5'2" (3.5m x 1.6m)

Fitted with wc, whb and bath with triton shower.

BEDROOM 1

11'4" x 9'8" (3.5m x 3m)

Double bedroom to the front of the property, carpet to floor and built in wardrobes.

BEDROOM 2

11'4" x 9'1" (3.5m x 2.8m)

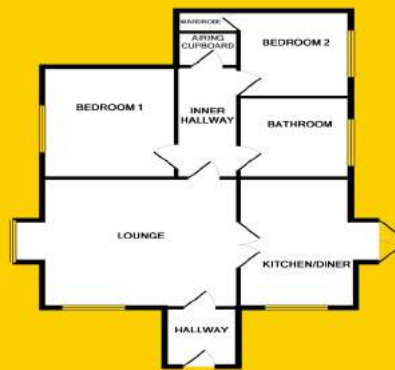
Double bedroom to the rear of the property, carpet to floor and built in wardrobes.

OUTSIDE

Manicured communal gardens, sunny south facing orientation.



FLOOR PLANS



This floor plan is provided for the use of the buyer only. It is not to be used as a basis for any contract. The buyer should verify the accuracy of the plan and the actual area of the property before entering into any contract. The seller is not responsible for any errors or omissions in this plan.

DIRECTIONS

If travelling from M50 Motorway take exit 9 for Clondalkin and keep left. In turn you will pass The Luas Park & Ride entrance and over the bridge towards Monastery Road. At the roundabout take the 1st exit and at the next roundabout take the 2nd exit onto Monastery Road. Turn right onto Monastery Heath Avenue and turn left into Monastery Heath Court. Veer right and right again and no. 48 is found at the end of the junction.

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 and we will contact you.

MORTGAGES

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

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