

FOR SALE

BY PRIVATE TREATY

26 Green Isle Court
Clondalkin
Dublin 22



Two Bedroom Apartment
c.55.7sq.m. /600sq.ft



Price: €149,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent two bedroom own door apartment to the market in the quaint and gated development of Green Isle Court, Dublin 22. This exclusive development proves ever sought after, with properties rarely coming to the market, and is within a stones throw of a wide array of amenities. Local shops, schools and sports facilities are within walking distance and the Naas Road, M50 Motorway and Red Cow Luas Stop are all within arm's reach.

Living accommodation of c. 600 sq ft comprises of lounge, kitchen, inner hallway, large store press, two double bedrooms and main family bathroom. No. 26 has been freshly painted throughout and ready to walk into. Interest is sure to be seen from 1st time buyers, investors and downsizers alike! Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 600 sq ft
- BER C2
- Management fee c. 1,075 per annum
- 1st floor
- Own door entrance
- Freshly painted
- New carpet to lounge
- 2 double bedrooms
- Electric heating
- Secure gated development
- Communal rear green area
- Magnificent location
- Within arm's reach of Naas Road, M50 & The Luas
- Ideal for 1st time buyers, investors and downsizers
- Viewing highly advised!



ACCOMMODATION

LOUNGE

15'7" x 13'4" (4.8m x 4.1m)

Large open room, feature brick fireplace with electric fire, archway to kitchen.

KITCHEN

8'8" x 7'5" (2.7m x 2.3m)

Tiled to floor and splashback, fitted kitchen units and worktop space.

INNER HALLWAY

11'8" x 2'9" (3.6m x 0.9m)

Laminate flooring, access to storage room, bathroom and two bedrooms.

BATHROOM

6'2" x 5'5" (1.9m x 1.7m)

Fully tiled bathroom suite with fitted wc, whb and shower cubicle

BEDROOM 1

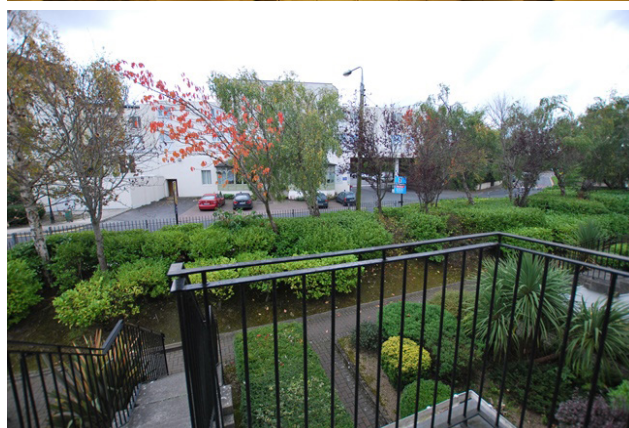
11'4" x 9'1" (3.5m x 2.8m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobes.

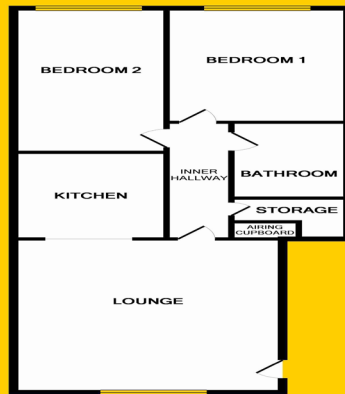
BEDROOM 2

14'7" x 7'8" (4.5m x 2.4m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobe..



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. Made with Metropix 102018

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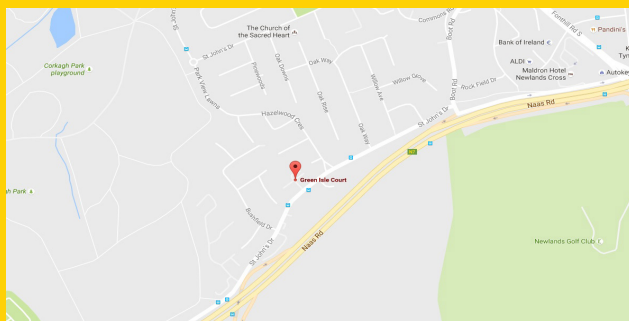
DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road and at the second set of traffic lights turn left onto the Boot Road. Continue straight ahead and take your last right turn just before the Naas Road. Proceed ahead and the development is found on the right hand side opposite The Green Isle Hotel.

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

- Pre-approved Mortgage
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- Choice of Lenders

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Ray Cooke
Financial Services Ltd

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