

FOR SALE

BY PRIVATE TREATY

79 Thornfield Square
Clondalkin
Dublin 22
D22 RP30



Two Bedroom Apartment
c.69.21sq.m/745sq.ft

BER TBC

Price: €149,950

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DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this spacious two double bedroom ground floor own door apartment to the market conveniently located in Thornfield Square off Watery lane, in the heart of Clondalkin Village Dublin 22. This property is a fantastic investment opportunity or the perfect starter home for a first time buyer, located with easy access to all major bus routes Luas Red line and access to the N7 and M50 transport route. Internal living accommodation of c. 745 sq ft comprises of a private own door entrance hall, large living area with double patio doors accessing the outdoor patio area, kitchen, inner hall way leading to main family bathroom, two bedrooms and master ensuite. This property is beautifully presented in a very clean condition having recently been freshly painted, it boasts many additional features. Call today to arrange a viewing as this property will generate massive interest with investors and first time buyers alike!

FEATURES

- C. 745 Sq ft
- BERTBC
- Management fees €1850 per annum
- Freshly painted throughout
- Ground floor apartment
- Private own door entrance
- Private patio/garden area
- Bathroom & En-suite
- Built in wardrobes
- Electric storage heaters throughout
- Located in the heart of Clondalkin Village
- Easy reach of main transport routs N7 and M50
- Fully fitted kitchen units
- Residential and visitor parking spaces
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

4'9" x 6'2" (1.5m x 1.9m)

Carpet to floor. Access to lounge.



LOUNGE

17'3" x 15'4" (5.3m x 4.7m)

Carpet to floor access to kitchen and inner hall.
Coving in the living room.

KITCHEN

11'1" x 5'9" (3.4m x 1.8m)

Tiled floor, fitted kitchen units.



INNER HALL WAY

3'2" x 9'5" (1.0m x 2.9m)

Carpet to floor access to main bathroom, bedroom
and HP storage.

BATHROOM

5'9" x 6'8" (1.8m x 2.1m)

Tile to floor, fitted with W.C, WHB and bath with
shower.



BEDROOM 1

13'7" x 6'2" (4.2m x 1.9m)

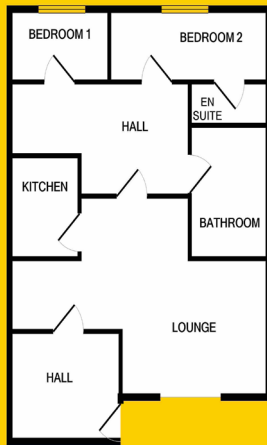
Carpet to floor, fitted wardrobes

BEDROOM 2

14'4" x 9'18" (4.4m x 2.8m)

Carpet to floor, fitted wardrobes, En suite with
shower.





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 Maptopi 12/2020

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.

NEGOTIATOR

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

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:
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