

**FOR SALE**

BY PRIVATE TREATY

**90 Highgrove  
Mount Talbot  
Dublin 22  
D22EY99**



Two Bedroom Apartment  
c.75.2sq.m /810.sq.ft



**Price: €219,950**

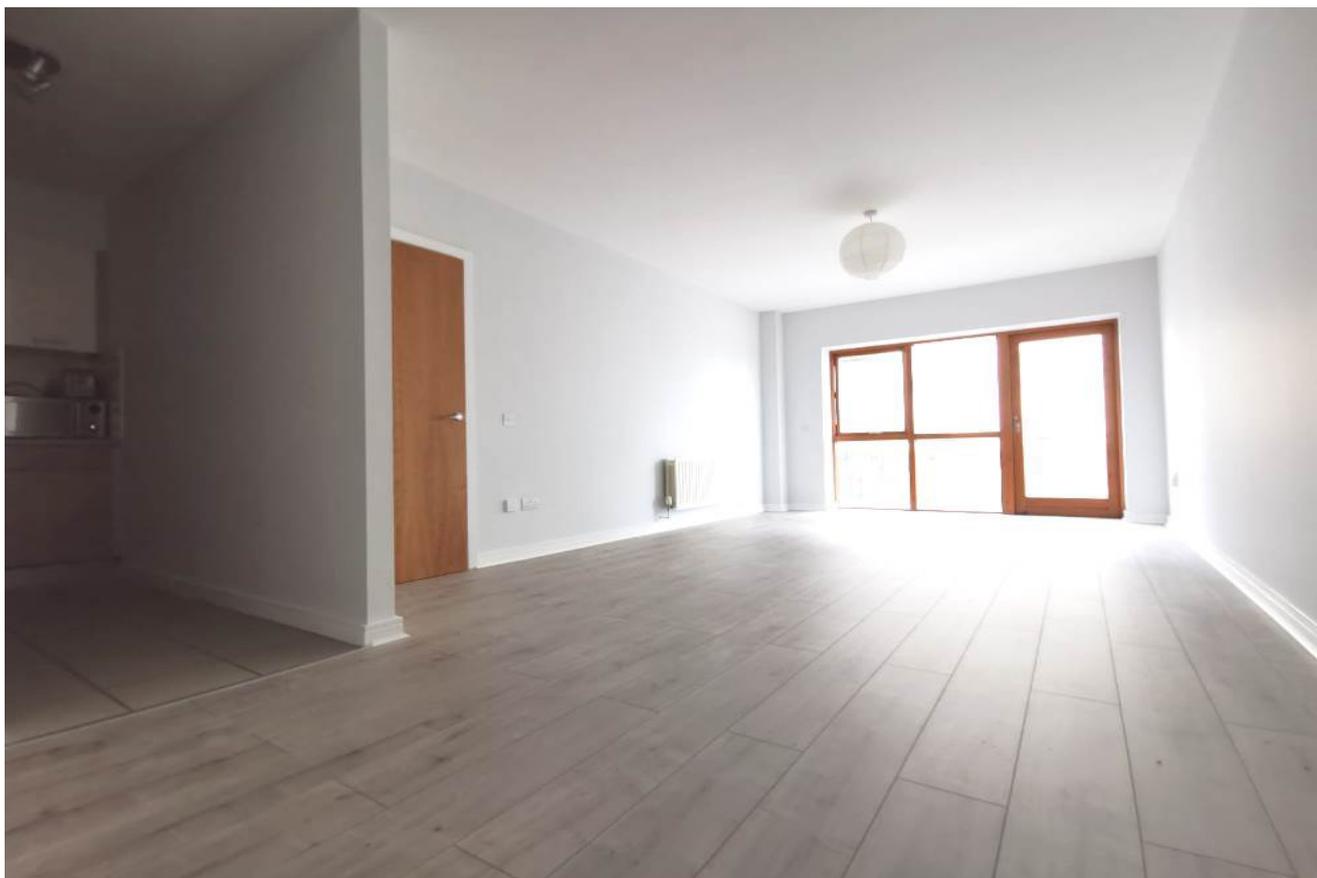
[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two bedroom apartment located on the 2nd floor of "Highgrove", Mount Talbot, which is arguably Dublin 22's most prestige apartment complex. Mount Talbot is located just off the Monastery Road and finds itself within arm's reach of The Naas Road, The M50 Motorway, The Luas Line, Clondalkin Village and a host of local amenities. Interior living accommodation comprises of entrance hallway, open plan lounge/dining room, separate kitchen, two double bedrooms, main bathroom and master bedroom ensuite. Interest is sure to be seen from both first time buyers and investors alike - Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- BER C1
- Management fee c. €1,650 per annum
- 2nd floor
- Gas fired central heating
- Double glazed windows
- 2 double bedrooms
- Ample wardrobe space
- Bathroom + ensuite
- Designated underground parking space
- Fully fitted kitchen units
- Within walking distance of The Luas
- Within walking distance of Clondalkin Village
- Within arm's reach of The M50 Motorway & The Naas Road
- Viewing highly advised!



## ACCOMMODATION

### ENTRANCE HALL

Laminste flooring, with access to bedroom, the two bedrooms, living & kitchen.

### LOUNGE

22'9" x 11'7" (7m x 3.57m)

Laminate flooring with access to the kitchen & balcony.

### KITCHEN

5'8" x 9'8" (1.79m x 3.0m)

Tiled flooring, tiled splashback with dishwasher, washing machine and a fully fitted kitchen.



### BEDROOM 1

10' x 13'1" (3.1m x 4m)

Carpet flooring, built in wardrobes with access to ensuite, which has a shower, wc, wash hand basin, tiled flooring and a built in shower.



### BEDROOM 2

7'2" x 12'7" (2.2m x 3.9m)

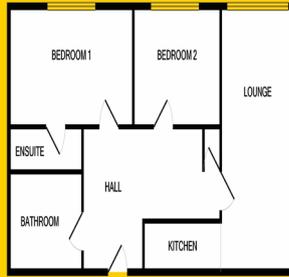
Carpet flooring with built in wardrobes.

### BATHROOM

7'8" x 6'2" (2.39m x 1.99m)

WC, wash hand basin, bath, tiled flooring and a shower.





## 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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

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



## MORTGAGES

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For further information or advice, please call:  
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