

**FOR SALE**

BY PRIVATE TREATY

**4 Monastery Heath Court  
Clondalkin  
Dublin 22  
D22 WY43**



Two Bedroom Apartment  
c.66.8sq.m /720.sq.ft



**Price: €228,500**

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



## 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. 720 sq ft comprises of entrance hallway, generous lounge, separate kitchen/breakfast room, two double bedrooms and master bathroom suite. No. 4 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. The landscaped communal gardens are picturesque on a summer morning and the sense of peace and tranquillity 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. 720 sq ft
- Management fee c. €900 per annum
- Ground floor “garden apartment”
- Own door entrance
- Double glazed windows
- Gas fired central heating
- Bright dual aspect interior
- Fitted kitchen
- 2 double bedrooms
- Ample parking to front
- Tucked away off the beaten track within 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
- Viewing highly advised!



## ACCOMMODATION

### OUTSIDE SPACE

Ample parking, manicured communal green areas.

### HALLWAY

"5'5" x 3'6" (1.7 x 1.1)

Square tiled hallway with access to lounge.

### LOUNGE

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

Laminate flooring, bright big windows, access to kitchen, diner and inner hallway.

### KITCHEN/DINER

14'4" x 11'8" (4.4 x 3.6)

Fully fitted kitchen, tiled flooring and splashback. Bright dual aspect room with access to communal garden space.

### BEDROOM 1

11'8" x 9" (3.6 x 3)

Double bedroom to the front of the property, laminate flooring with built in wardrobes.

### BEDROOM 2

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

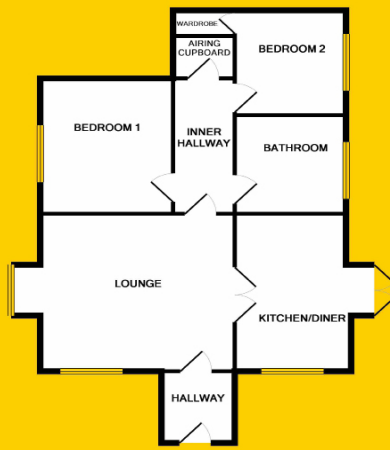
### BATHROOM

11'8" x 3'9" (3.6 x 1.2)

Fully fitted bathroom with wc, whb and bath 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 approximated where appropriate to provide clarity and save space. Made with Metacaps 02019

## 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](mailto:Ross@raycooke.ie) and we will contact you.



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