

FOR SALE

BY PRIVATE TREATY

61 Monastery Drive
Clondalkin
Dublin 22



Four Bedroom Semi Detached
c./154.2sq.m. / 1,660sq.ft.

BER TBC

Price: €475,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this absolutely stunning four bedroom EXTENDED semidetached property to the market in Monastery Drive, Dublin 22. With an idyllic cul de sac position within one of Clondalkin's most sought after developments, the location is truly next to none. Within arm's reach you will find a host of local shops & shopping centres, primary & secondary schools, a range of bars and cafes and extensive recreational and leisure facilities. The area is well serviced by direct bus routes to Dublin's City Centre as well as being less than five minutes' drive from the M50 and merely walking distance of The Red Cow Luas Stop.

Thoroughly refurbished and immaculately presented interior living accommodation of c. 1,660 sq ft comprises of entrance hallway, office, LARGE lounge, kitchen/ dining room extension, utility room and guest wc, four bedrooms, main family bathroom, master bedroom has an en-suite and walk-in wardrobe. To the rear of the property is a large rear garden and ample off street parking to the front. Rarely do properties come to the market in Monastery Drive and no. 61 is guaranteed to generate immediate interest. "To Be Seen Is To Be Appreciated"; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,660 sq. ft.
- BER TBC
- Gas fired central heating
- LARGE GARDEN
- Office
- Alarmed
- LOCATION LOCATION LOCATION
- Modern kitchen
- Fully tiled bathroom suite
- KITCHEN EXTENSION
- Not overlooked to the front or rear
- FRONT GARAGE
- Peaceful cul de sac setting
- Off street parking to front
- Located in the heart of Clondalkin Village
- A host of local amenities all within arm's reach
- M50 motorway merely minutes by car
- The Red Cow Luas stop within walking distance
- STUNNING PROPERTY; Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

18'3" x 10'4" (5.6m x 3.2m)

Tiled flooring, access to lounge and office.

LOUNGE

14'7" x 20'3" (4.5m x 6.2m)

Timber flooring, feature gas fireplace, large lounge, double doors to kitchen.

KITCHEN

23'9" x 14'1" (7.3m x 4.3m)

Fully fitted kitchen, fully tiled floor, dining area, double doors to garden.

OFFICE

5'5" x 10'8" (1.7m x 3.3m)

Office to the front of the property, timber flooring.

BEDROOM 1

8'5" x 18'3" (2.6m x 5.6m)

Double room to the front of the property, timber flooring, located on the ground floor.

BEDROOM 2

9'5" x 9'8" (2.9m x 3m)

Double room to the rear for the property, timber flooring, built in wardrobes, ensuite.

BEDROOM 3

12'1" x 8'2" (3.7m x 2.5m)

Double room to the front for the property, timber flooring, built in wardrobes.

BEDROOM 4

7'5" x 8'5" (2.3m x 2.6m)

Single room to front of the property, laminate flooring.

BATHROOM

5'2" x 6'8" (1.6m x 2.1m)

Fully tiled, fully fitted with w.c, whb and bath.



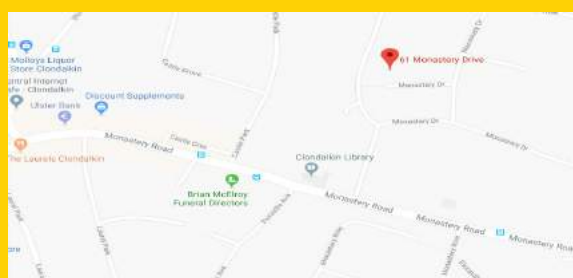
FLOOR PLANS



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. Continue ahead and take the 3rd right turn onto Monastery Drive where you will see no.61 straight across the green area as you drive in.

LOCATION



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

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@raycooke.ie** and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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