

FOR SALE

BY PRIVATE TREATY

32 Monastery Gate Close
Clondalkin
Dublin 22



Three Bedroom End Of Terrace
c.116.1sq.m. /1,250sq.ft



Price: €250,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are ecstatic to introduce this most wonderful three bedroom end of terrace property with an additional attic conversion to the market on The Close within the exclusive Monastery Gate development. With The Luas and the M50 Motorway within arm's reach and Clondalkin Village with its vast array of amenities within walking distance; the location is truly next to none. Completely refurbished and immaculately presented interior living accommodation of c. 1,250 sq ft comprises of entrance hallway with guest wc, lounge, L-Shaped kitchen/dining room, three bedrooms(2 double/1 single), main family bathroom, master bedroom ensuite and a most generous attic conversion which would suit a variety of uses to suit the new owner. No. 32 is arguably the finest property to come to the market in Monastery Gate this year and offers an endless list of striking features. Internally no stone has been unturned having been meticulously maintained by its current owner. The converted attic space adds a whole new dimension to the property and has three skylights filling the room with natural light. The landscaped rear garden is ideally low maintenance and boasts a sunny west facing orientation attracting sunshine throughout the day. Early viewing is highly advised, call Ray Cooke Auctioneers today!

FEATURES

- c. 1,250 ft
- BER C2
- Stunning property
- Immaculately presented throughout
- Gas fired central heating
- Double glazed windows
- Extended cobblelock driveway
- Upgraded guest WC
- Cleverly incorporated understairs storage
- L-shaped kitchen/dining room
- Modern kitchen with extended breakfast bar
- Generous attic conversion to suit a variety of uses
- Covered side entrance with additional storage space
- Within arm's reach of The Luas & M50 Motorway
- Clondalkin Village within walking distance
- Exclusive and highly sought after development
- Early viewing highly advised!



ACCOMMODATION

HALLWAY

18'0" x 5'9" (5.5m x 1.8m)

Tiled flooring, access to lounge, guest w.c, and kitchen/dining room. Cleverly incorporated understairs storage.

LOUNGE

18'0" x 10'8" (5.5m x 3.3m)

Spotlighting, built in tv unit, open doorway to kitchen/dining room, solid walnut flooring.

INNER HALLWAY

10'8" x 3'6" (3.3m x 1.1m)

Laminate flooring, access to bathroom, two bedrooms and generous storage press.

KITCHEN/DINING ROOM

11'4" x 9'1" (3.5m x 2.8m) AND 15'0" x 7'8" (4.6m x 2.4m)

Fully tiled floors and tiled splashback, fully fitted kitchen with additional breakfast bar, double doors to rear garden.

BEDROOM 1

11'4" x 5'5" (3.5m x 1.7m)

Single bedroom to the rear of the property, laminate flooring, venetian blinds and wall of built in wardrobes.

BEDROOM 2

10'4" x 9'1" (3.2m x 2.8m)

Double bedroom to the rear of the property, laminate flooring and venetian blinds.

BEDROOM 3

12'4" x 11'4" (3.8m x 3.5m)

Double bedroom to the front of the property, laminate flooring, venetian blinds and access to ensuite.

BATHROOM

6'5" x 5'9" (2m x 1.8m)

Fully tiled bathroom suite with w.c, whb and bath with shower attachment.

ATTIC

16'4" x 16'4" (5m x 5m)

Extremely generous room, carpet to floor, excess to storage to both sides and three velux windows.

OUTSIDE FRONT

Extended cobblelock driveway with wall and hedging to side.

OUTSIDE REAR

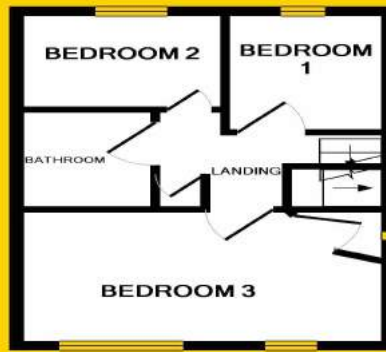
Sunny west facing rear, low maintenance landscaped with detached and raised flower bed area, storage shed and additional covered storage space to side.



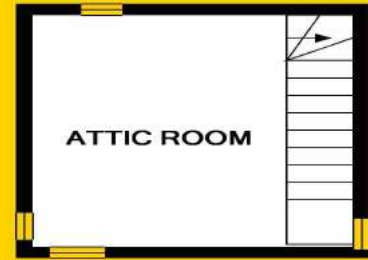
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



ATTIC

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. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

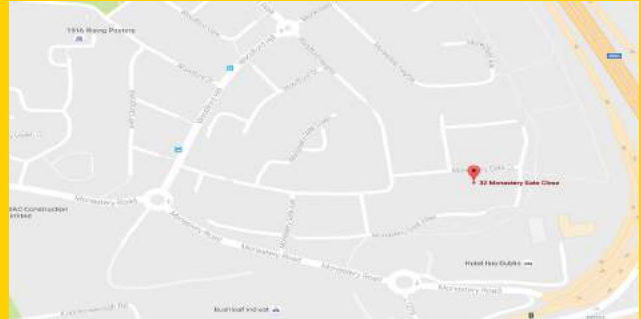
DIRECTIONS

From Red Cow roundabout follow the signs for Monastery Road. At the roundabout turn left onto Monastery Road for approx 100 meters and take first right turn into Monastery Gate. At the T-junction turn right, follow ahead and veer right onto Monastery Gate Close. No. 32 can be found on the right hand side.

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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

CLONDALKIN

(Head Office) 3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720

F +353 (0)1 40 30 760

E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght, Dublin 24

T +353 (0)1 45 99 288

F +353 (0)1 40 30 760

E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure, Dublin 6W

T +353 (0)1 68 75 800

F +353 (0)1 40 30 760

E terenure@raycooke.ie

Ray Cooke
Financial Services Ltd

For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email sean@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.

raycooke.ie