

**FOR SALE**

BY PRIVATE TREATY

21 Elmfield Court  
Clondalkin  
Dublin 22



Two Bedroom Apartment  
c.61.8sq.m. /665sq.ft

**BER** TBC

**Price: €160,000**

[raycooke.ie](http://raycooke.ie)  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine 2 bedroom apartment to the market on the 2nd floor of the ever sought after Elmfield Court development. With an enviable position in the heart of Clondalkin Village the location is second to none. Literally on your doorstep you will find The Mill Shopping Centre, a host of bars and cafes, primary and secondary schools along with a number of bus routes to and from Dublin's City Centre. Both The Red Cow Luas Stop and The M50 Motorway are accessible within 5 minutes by car.

Interior living accommodation of c. 665 sq ft comprises of welcoming entrance hallway, open plan lounge/dining room, separate kitchen, main family bathroom, two bedrooms and master bedroom ensuite. No. 21 is impeccably presented throughout and is sure to appeal to both 1st time buyers and investors due to its central location. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 665 sq ft
- 2nd floor
- Lifts and stairs
- Management fee c. 1,400 per annum
- Designated parking space
- Secure, gated car park
- Open plan lounge/dining room
- 2 bedrooms
- Main bathroom & master ensuite
- 3 balcony areas (2 off lounge and 1 off bedroom)
- Located in the heart of Clondalkin Village
- All local amenities on your doorstep
- The Luas & M50 within minutes by car
- Ideal for both 1st time buyers and investors!
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

9'9" x 9'5" (2.4m x 2.9m)

Carpet to floor. Access to main bathroom, master bedroom, double bedroom, storage and open plan kitchen diner.

### LOUNGE/DINING ROOM

15'4" x 15'1" (4.7m x 4.6m)

Large openplan room with two balconies opening out to rear of the block. Carpet to floor. Furniture included.

### KITCHEN

5'9" x 15'1" (1.8m x 4.6m)

Floor and eye level units with lino to floor. Tiled splashback. All appliances included.

### BEDROOM 1

7'9" x 16'1" (2.4 x 4.9m)

Double bedroom with balcony. Quality blinds and curtains and fitted wardrobes. Access to ensuite.

### BEDROOM 2

7'9" x 11'1" (2.4m x 3.4m)

Double bedroom with large window. Fitted wardrobe. Carpet to stairs. Quality blinds and curtains.

### ENSUITE

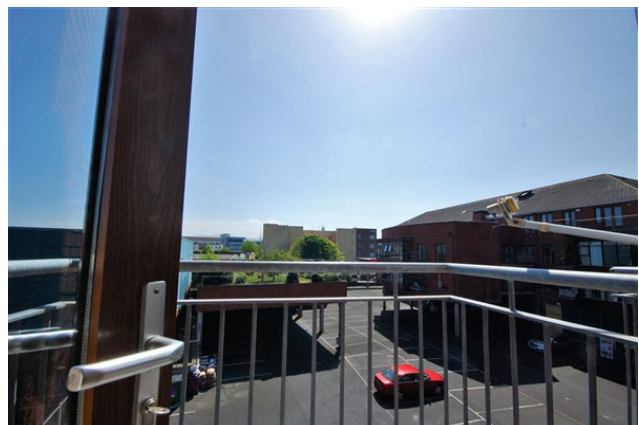
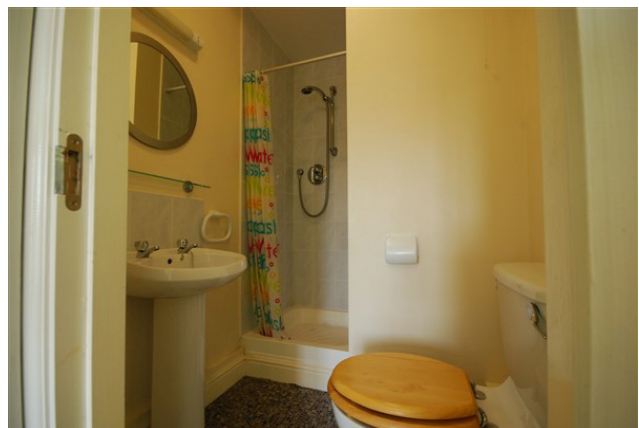
4'9" x 5'2" (1.5m x 1.6m)

Part tiled with wc, whb and shower.

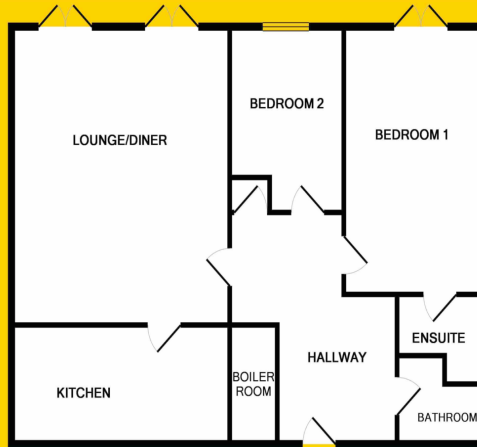
### BATHROOM

5'2" x 5'6" (1.6m x 1.7m)

Part tiled, fully fitted with wc, whb with bath and shower.



## FLOOR PLANS



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.

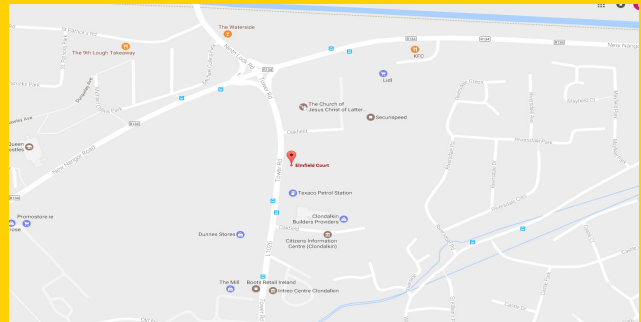
## DIRECTIONS

If travelling out of Clondalkin Village towards The Waterside Pub; pass The Mill Shopping Centre on the left hand side, proceed straight through the traffic light junction and Elmfield Court is the redbrick development on the right hand side after the filling station.

## 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

Ray Cooke and he can be contacted on **01 4030720 or 0861409043**.

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

## MORTGAGES

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

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Financial Services Ltd

For further financial advice, please call:  
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