

**FOR SALE**

BY PRIVATE TREATY

99 Monalea Grove  
Firhouse  
Dublin 24  
D24 X0VH



Three Bedroom Semi Detached  
c.97.55sq.m. /1,050sq.ft.



**Price: €365,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent three bedroom semi-detached family home in the exclusive "Monalea" development, arguably one of Firhouse's most sought after addresses. This exclusive development is ever sought after with young families due to its idyllic location within arm's reach of excellent shopping facilities that can be found at Rathfarnham, Dundrum and Nutgrove shopping centres along with various neighbourhood shops nearby. Tymon Park and St Endas with their excellent recreational facilities and amenities are also located nearby. There is ease of access to the M50 road network and public transport is well catered for with numerous Dublin services travelling to the city centre.

Interior living accommodation of c. 1,050 sq. ft. comprises of entrance hallway with lounge, kitchen, second lounge/dining room, three bedrooms and a main. To the rear of the property is a sunny garden and to the front the property offers ample off street parking. No. 99 is ready to walk into and prime for first time buyers. Viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 1,050 sq. ft.
- BERTBC
- Perfect family home
- Oil fired central heating
- Double glazed windows
- 3 bed/1 bath
- Off street parking
- PERFECT FAMILY HOME
- Gas Fired Central Heating
- Close to all Road Networks- M50, N81, N7
- Mature Estate
- Close to a selection of schools
- Early viewing highly advised!!





# ACCOMMODATION



## HALLWAY

11'1" x 8'2" (3.4m x 2.5m)

Tiled flooring with access to lounge and kitchen, carpet to stairs and landing.

## LOUNGE

11'8" x 26'2" (3.6m x 8.0m)

Bright lounge with timber flooring, feature open fireplace and open plan to dining area.

## KITCHEN

14'1" x 2'7" (4.3m x 2.7m)

Fully fitted kitchen with a range of eye and floor level units with tiled flooring, sliding doors to lounge.



## BEDROOM 1

12'1" x 9'8" (3.7m x 3.0m)

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



## BEDROOM 2

11'8" x 12'7" (3.6m x 3.9m)

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



## BEDROOM 3

9'8" x 8'8" (3.0m x 2.7m)

Single bedroom to the front of the property with carpet flooring and built in wardrobes.

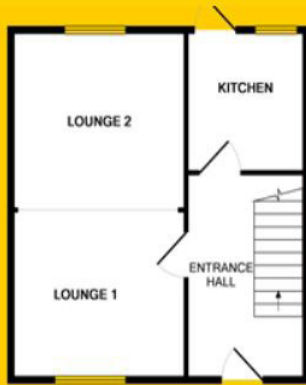
## BATHROOM

6'2" x 7'5" (1.9m x 2.3m)

Fully fitted bathroom with w.c, whb and shower unit with electric shower and fully tiled.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

## 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 01 687 5800 or 086 837 1963.

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



## MORTGAGES

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



For further financial advice, please call:

Sean Kavanagh on 01 40 30 720 or contact him by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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