

FOR SALE

BY PRIVATE TREATY

34 Monastery Gate Close
Clondalkin
Dublin 22



Three Bedroom Terrace
c.79.9sq.m. /860sq.ft.



Price: €269,950

raycooke.ie

DESCRIPTION

RAYCOOKE AUCTIONEERS are delighted to introduce this absolutely stunning three bedroom terraced family home to the market located on Monastery Gate Close, Clondalkin. The exclusive Monastery Gate development finds itself conveniently located within walking distance of The Red Cow Luas Stop along with The Monastery Road, Clondalkin Village and the M50 Motorway all only a stone's throw away.

Interior living accommodation of c. 860 sq ft comprises of entrance hallway, kitchen/dining room, lounge, three bedrooms (two double/one single), main family bathroom and master bedroom ensuite. No. 34 is arguably the finest example to be seen in the development in recent months and is presented in no less than turn-key condition throughout. Each room has been beautifully decorated to a crisp, modern standard. The rear garden has been newly landscaped and boasts a sunny south facing orientation attracting sunshine all day long. Absolute ideal for first time buyers, call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 860 sq ft
- Immaculate condition throughout
- Gas fired central heating
- Double glazed windows
- Fitted L-Shaped kitchen
- Feature fireplace with open fire
- Master bedroom ensuite
- Upgraded fully tiled bathroom suite
- Newly landscaped rear garden
- Sunny south facing orientation
- Cobblelock driveway
- Within walking distance of the Luas
- Within walking distance of Clondalkin Village
- M50 motorway within easy reach
- Ideal for 1st time buyers
- Viewing highly advised!
- Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

16'7" x 5'5" (5.1m x 1.7m)

Timber flooring, carpet to stairs and landing, access to kitchen/dining room and lounge.

KITCHEN/ DINING ROOM

15'7" x 8'5" (4.8m x 2.6m)

Located to the front of the property, fitted L-Shaped kitchen and tiled splashback.

LOUNGE

14'7" x 12'1" (4.5m x 3.7m)

Timber flooring, access to understairs storage, feature fireplace with open fire, sliding patio door and rear.

BEDROOM 1

9'8" x 9'1" (3m x 2.8m)

Double bedroom to the rear of the property, carpet to floor, wall of mirrored sliderobes and access to ensuite.

BEDROOM 2

12'7" x 8'5" (3.9m x 2.6m)

Double bedroom to the front of the property and timber flooring.

BEDROOM 3

8'8" x 6'5" (2.7m x 2m)

Single bedroom to the front of the property and timber flooring.

BATHROOM

8'5" x 5'2" (2.6m x 1.6m)

Fully tiled bathroom suite fitted with w.c, whb and bath with triton shower and velux window.

OUTSIDE FRONT

Cobblelock driveway, walled with hedging.

OUTSIDE REAR

Landscaped rear garden, low maintenance with planted and decked areas, sunny southerly orientation.



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 onto Monastery Gate avenue and veer right onto Monastery Gate Close. No. 34 can be found on the right hand side.

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.

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.

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



For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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

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

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@ravcooke.ie

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finnglas@raycooke.ie



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

raycooke.ie

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.