

FOR SALE

BY PRIVATE TREATY

6 Monastery Gate Lawns
Clondalkin
Dublin 22



Three Bedroom Terraced
c.74.3sq.m. /800sq.ft



Price: €240,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this beautiful three bedroom terraced family home to the market located on Monastery Gate Lawns, 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. 800 sq ft comprises of entrance hallway, kitchen/dining room, lounge, three bedrooms(two double/one single), main family bathroom and master bedroom ensuite. No. 6 is presented in clean condition throughout and boasts a host of additional features including gas fired central heating, double glazed windows and a sunny south facing rear garden. It would make an ideal home for any first time buyer or an equally keen investment. Early viewing is highly advised, call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 800 sq ft
- Clean condition throughout
- Gas fired central heating
- Double glazed windows
- Fitted kitchen
- Ample wardrobe space
- Off street parking
- Sunny south facing rear garden
- Within walking distance of the Luas
- Within walking distance of Clondalkin Village
- M50 motorway within easy reach
- Ideal for both 1st time buyers & investors
- Viewing highly advised



ACCOMMODATION

HALLWAY

15'0" x 5'9" (4.6m x 1.8m)

Timber flooring, access to kitchen and lounge.

KITCHEN

15'7" x 8'2" (4.8m x 2.5m)

Timber flooring, L-Shaped kitchen and venetian blinds.

LOUNGE

13'4" x 12'1" (4.1m x 3.7m)

Carpet to floor, feature fireplace with gas fire, sliding door to rear.



BEDROOM 1

11'1" x 9'5" (3.4m x 2.9m)

Double bedroom to the rear of the property, carpet to floor, wall of built in wardrobes, access to ensuite.

BEDROOM 2

12'4" x 7'5" (3.8m x 2.3m)

Double bedroom to the front of the property, timber floor, built in wardrobes and venetian blinds.



BEDROOM 3

9'1" x 6'8" (2.8m x 2.1m)

Single bedroom to the front of the property, timber flooring and venetian blinds.

BATHROOM

8'2" x 5'5" (2.5m x 1.7m)

Fitted bathroom suite with wc, whb and bath, tiled to floor and wet areas.



OUTSIDE FRONT

Peaceful cul de sac, cobblelock driveway with side lawn area.

OUTSIDE REAR

Low maintenance paved garden, fenced to sides and rear, barna shed, sunny south facing orientation.



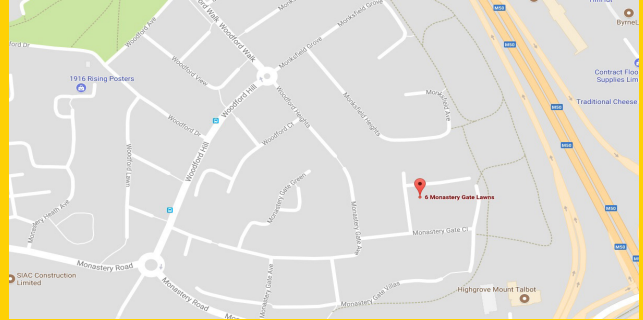
DIRECTIONS

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. Turn left onto Monastery Gate Lawns and turn right; no. 6 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 4030720 or 0871368084.**

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.



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

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



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

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.