

**FOR SALE**

BY PRIVATE TREATY

12 Rath Geal  
Clondalkin  
Dublin 22  
D22K5K3



Two Bedroom Apartment  
c.70.6sq.m. /760sq.ft.



**Price: €159,000**

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



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this two double bedroom apartment to the market located in the gated development of Rathgeal, Dublin 22. This superb development is maintained to a very high standard and boasts ample parking and a fantastic communal garden area. Located just off the New Nangor Road in Clondalkin, approximately 11.5 km west of Dublin City Centre the development is minutes from Clondalkin Village, Profile Park, Grange Castle Business Park and The Mill Shopping Centre. Transport links abound as road networks - the N7, the N4 and the M50 are all within easy reach along with bus links to Dublin City Centre via Dublin Bus routes 13, 68 and the 151. Interior living accommodation of c. 760 sq ft comprises of entrance hallway with generous store room, main family bathroom, two double bedrooms, master bedroom ensuite and open plan living/dining room/kitchen. No. 12 is located on the ground floor of the development and is presented in fine condition throughout. It boasts a sunny balcony overlooking the park which would be ideal for dining on a summers evening.

## FEATURES

- C. 760 sq ft
- Management fee c. 2,100 per annum
- D2
- Located on ground floor
- Sunny patio/balcony overlooking the park
- Large open plan living area
- Built in wardrobes
- Electric storage heating
- Double glazed windows
- Generous storage room in hallway
- Electronic gates to front
- Ample communal parking space
- Viewing highly advised!



## ACCOMMODATION

### KITCHEN/DINER

Floor and eye level units, tiled splash back, top quality carpets, blinds and curtains.

### BATHROOM

Full bath with wc, wash hand basin and full bath.

### BEDROOM 1

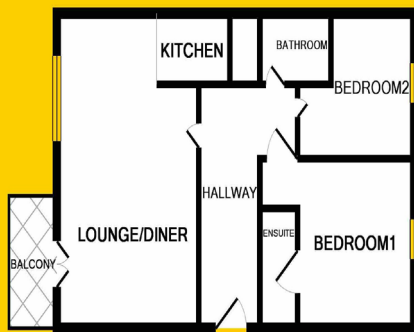
Double room to front of the property, access to ensuite.

### BEDROOM 2

Double room to front of the property, built in wardrobe.



## FLOOR PLANS



## 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

James Droney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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For further information or advice, please call:  
**01 6875800**

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### CLONDALKIN

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

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

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

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

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



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