

**FOR SALE**

BY PRIVATE TREATY

**57 Kilwarden Court  
Clondalkin  
Dublin 22  
D22 KR98**



Two Bedroom Apartment  
c.53.9.sq.m /580.sq.ft

**BER** TBC

**Price: €139,950**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine two bedroom apartment to the market on the first floor of Kilwarden Court, Dublin 22. This highly sought after development is located just off the Boot Road and ideally positioned within walking distance of Clondalkin Village and every conceivable amenity including shops, shopping centres, restaurants, schools and leisure facilities. To the front is a secure entrance and parking can be found underground.

Living accommodation of c. 580 sq ft comprises of entrance hallway, lounge/dining room, kitchen, two double bedrooms and main family bathroom. Double doors from the main bedroom lead onto a sunny balcony. No. 57 is presented in clean condition throughout and benefits from built in storage, underground parking and an excellent sunny orientation. Sure to appeal to both 1st time buyers and investors, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 580 sq. ft.
- Management fee c. 1750 per annum
- First floor
- Double glazed windows
- Electric storage heating
- Clean condition throughout
- 2 double bedrooms
- Fitted kitchen
- Balcony off master bedroom
- Secure underground parking
- Within minutes walk of Clondalkin Village
- M50 Motorway & The Luas within arm's reach
- Sure to appeal to both 1st time buyers and investors





## ACCOMMODATION

### LOUNGE

15'0" x 19'3" (4.6m x 5.5m)

Spacious room with laminate flooring, open plan to kitchen with eye and floor level units and tiled flooring.

### BEDROOM 1

9'5" x 9'1" (2.9m x 2.8m)

Double bedroom to centre of the property built in storage and laminate flooring.

### BEDROOM 2

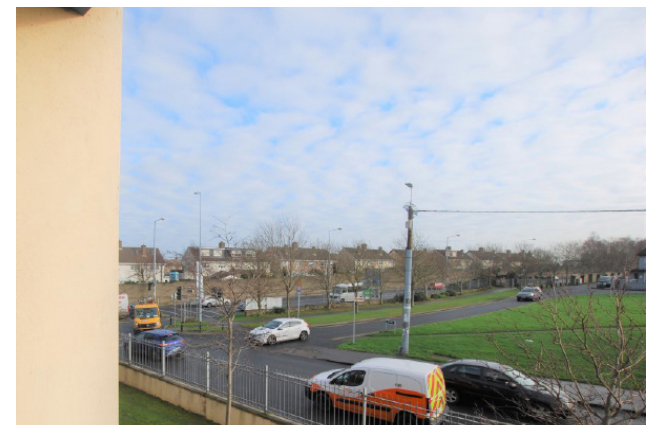
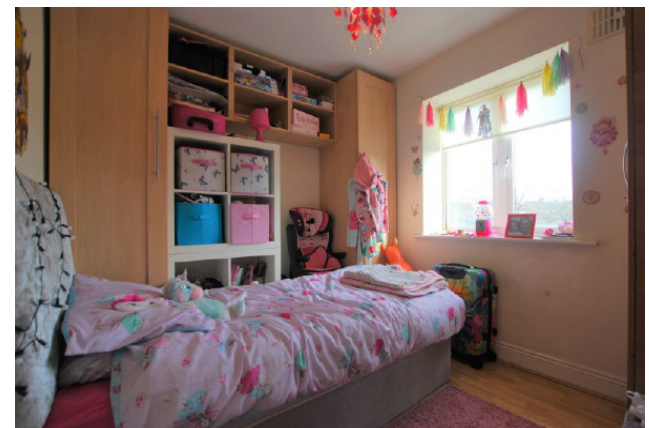
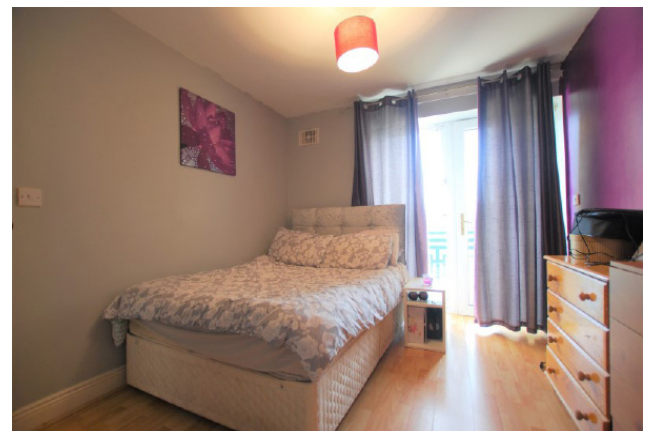
9'8" x 12'4" (3m x 3.8m)

Spacious room with access to balcony, built in storage and laminate flooring.

### BATHROOM

5'9" x 6'8" (1.8m x 2.1m)

Fully fitted bathroom with w.c., w.h.b and bath with tiled flooring and partly tiled walls.





## 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 1409043

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



## MORTGAGES

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**01 40 30 720**

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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)

### RATHCOOLE

Unit 10 Rathcoole  
Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@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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