

FOR SALE

BY PRIVATE TREATY

21 Newlands Manor Park
Clondalkin
Dublin 22



Two Bedroom Apartment
c.67.8sq.m. /730sq.ft



Price: €180,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this two bedroom own door apartment to the market in the exclusive "Newlands Manor" development. With a secure gated entrance and picturesque views of the bordering "Corkagh Park" the development consistently maintains its prestige status and is ever sought after. Clondalkin Village can be found within walking distance and within arm's reach you will find a host of bus routes to and from Dublin's City Centre, the Luas, the M50 Motorway and the N7.

Once inside you are greeted with living accommodation of c. 730 sq ft comprising of entrance hallway, lounge/dining area, separate kitchen, family bathroom, two bedrooms (one double/one single) and master bedroom ensuite. No. 21 is enviably positioned to the rear of the development with minimal passing traffic and easy access to the park. The list of additional features is endless with gas fired central heating, double glazed windows, ample parking space and a beautiful exterior to name but a few... Early viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 730 sq ft
- BER C2
- Management fee c. 1100 per annum
- Gas fired central heating
- Double glazed windows
- Large lounge with separate fitted kitchen
- Prestige development
- Secure gated entrance
- Adjacent to Corkagh Park with easy access
- Ideal position to the rear of the development
- Ample parking space
- Within easy reach of The M50 & N7 road networks
- Bus routes to the front of the development
- Within walking distance of Clondalkin Village
- VIEWING HIGHLY ADVISED!



ACCOMMODATION

HALLWAY

4'2" x 3'9" (1.3m x 1.2m)

Small square entrance hallway, access to lounge/dining room.

LOUNGE/DINING

20'3" x 15'7" (6.2m x 4.8m)

Carpet to floor, access to kitchen and to inner hallway, bright bay window.

INNER HALLWAY

Access to bathroom and two bedrooms.

BATHROOM

6'5" x 5'5" (2m x 1.7m)

Fitted bathroom with wc, whb and bath, lino to floor.

BEDROOM 1

13'1" x 8'5" (4m x 2.6m)

Master bedroom to the rear of the property, lino to floor, built in wardrobes and access to ensuite.

BEDROOM 2

13'4" x 8'5" (4.1m x 2.6m)

Single bedroom to the rear of the property, lino to floor and built in wardrobes.

BEDROOM 1

13'1" x 9'1" (4m x 2.8m)

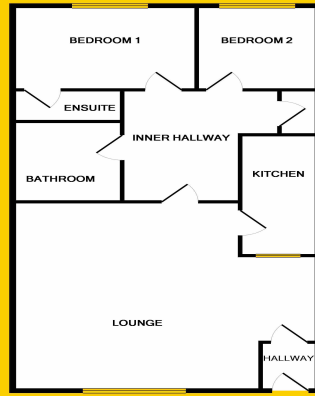
Master bedroom to the rear of the property, carpet to floor, wall of built in wardrobe, access to stairs case leading to attic conversion

OUTSIDE FRONT

Not overlooked, peaceful cul de sac, communal parking and mature trees.



FLOOR PLANS



Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Model with Metreplan 20217

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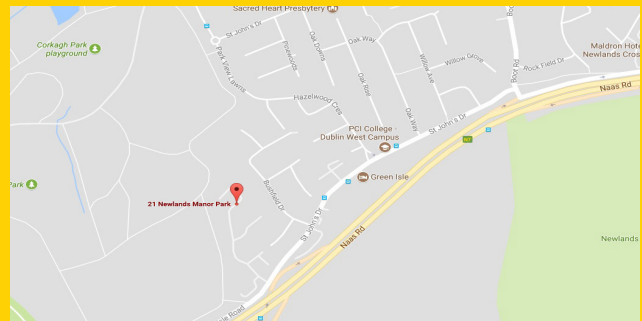
DIRECTIONS

If travelling on N7 take the Clondalkin exit at Newlands Cross. Passing the Maldon Hotel, proceed through the traffic lights at The Topaz Service Station and at the next traffic lights turn left onto Boot Road. Before approaching the N7 turn right and proceed past The Green Isle Hotel. Newlands Manor can be found on the right hand side and "The Park" is at the rear of the development..

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

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

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