

FOR SALE

BY PRIVATE TREATY

**39 Monastery Crescent
Clondalkin
Dublin 22
D22 EA37**



Three Bedroom Semi Detached
c.111.5sq.m /1,200.sq.ft



Price: €375,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this extended three bedroom (two upstairs /one downstairs) semi-detached dormer bungalow to the market on Monastery Crescent, Clondalkin. Arguably the most sought after street in Dublin 22, the location speaks volumes about the property with every conceivable amenity found within a stone's throw including Clondalkin Village, The Mill Shopping Centre, a host of cafes/bars/restaurants, a choice of primary & secondary schools and a selection of sports grounds & leisure centres. With commuting in mind the M50 and N7 road networks are found merely minutes by car and The Red Cow Luas Terminus is within walking distance.

Living accommodation of c. 1,200 sq. ft. comprises of fully fitted kitchen, large lounge, office, utility room, family bathroom, one downstairs double bedroom and two further double bedrooms with an upstairs bathroom. No. 39 is ideally tucked away in a most tranquil pocket of the development. It is well presented internally, offers ample parking space to the front, further scope to extend and the rear tops the complete package off with an extra-large SOUTH WEST breath-taking garden. Magnificent opportunity not to be missed, call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 1,200 sq. ft.
- BER D1
- Well-presented throughout
- Triple glazed windows
- Alarmed
- Gas fired central heating
- FANTASTIC FAMILY HOME
- EXTRA LARGE rear garden
- Mature and exclusive development
- Peaceful cul de sac setting
- Viewing highly advised!



ACCOMMODATION

LOUNGE

10'4" x 28'8" (3.2m x 8.8m)

Large bright lounge with timber flooring, feature open fireplace and dining area.

KITCHEN

8'8" x 20'0" (2.7m x 6.1m)

Fully fitted kitchen with eye and floor level units, lino flooring, access to rear garden and utility room.

OFFICE

13'4" x 7'8" (4.1m x 2.4m)

Office located in the middle of the property with timber flooring.

BEDROOM 1

13'7" x 11'4" (4.2m x 3.5m)

Double bedroom to the rear of the property located down stairs with carpet flooring and built in wardrobes.

BEDROOM 2

12'4" x 12'1" (3.8m x 3.7m)

Double bedroom to the front of the property with carpet flooring and built in wardrobes.

BEDROOM 3

9'1" x 11'8" (2.8m x 3.6m)

Double bedroom to the rear of the property with carpet flooring and built in wardrobes.

BATHROOM

5'5" x 4'9" (1.7m x 1.5m)

Fully fitted bathroom with w.c, w.h.b and bath, fully tiled.

GARDEN

Large south facing garden, not overlooked.





GROUND FLOOR



1ST FLOOR

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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

Alternatively you can send an email to Conor@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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