

**FOR SALE**

BY PRIVATE TREATY

14 Green Isle Court  
Clondalkin  
Dublin 22  
D22 NW64



Two Bed Apartment  
c.65.sq.m / 700sq.ft

**BER** TBC

Price: € 190,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent two bedroom own Door, apartment to the market just off St Johns Drive, Dublin 22. Green Isle Court is ideally positioned within a brisk walk of Clondalkin Village and its many amenities such as The Mill Shopping Centre, Clondalkin Leisure Centre, esteemed primary and secondary schools, extensive recreational facilities and the picturesque Corkagh Park. The area is well serviced by direct bus routes to Dublin's City Centre as well as being within easy access of the M50, N7 and The Red Cow Luas Stop. Interior living accommodation of c. 700 sq ft comprises of entrance hallway, lounge with open Preplace, separate kitchen, two double bedrooms and main family bathroom. The complex itself is exceptionally well maintained and boasts an abundance of mature planting, green areas and an electric gate. No. 14 is presented in clean condition throughout and will appeal to a wide range of buyers such as those looking to downsize, investors and Prst time buyers. Viewing is highly advised; Call Ray Cooke Auctioneers today!

## FEATURES

- C. 700 sq ft
- Electric storage heating
- Double glazed windows
- Own front door
- Top Boor apartment
- Separate kitchen
- Presented in clean condition throughout
- Large Cosy lounge with open Preplace
- Separate Storage room
- 2 Large double bedrooms
- Built in wardrobes in all bedrooms
- Extremely well maintained development
- Electric gates and an abundance of mature planting and green areas
- Corkagh Park & Clondalkin Village within walking distance
- M50 Motorway & The Luas within easy reach
- Viewing highly advised



## ACCOMMODATION

### SITTINGROOM

16'9" x 18'6" (5.1m x 5.6m)

Large lounge, wooden flooring, access to storage room, fully functioning feature fire place, and access to kitchen

### KITCHEN

7'5" x 7'8" (2.3m x 2.4m)

Private kitchen area, fully fitted cabinets, plumbed and fixed for all modern appliances, and tiled flooring.

### BEDROOM 1

7'5" x 14'9" (2.3m x 4.5m)

Double room, wooden flooring, tv points, built in wardrobe, and viewing onto communal garden.

### BEDROOM 2

9' x 11'3" (2.7m x 3.4m)

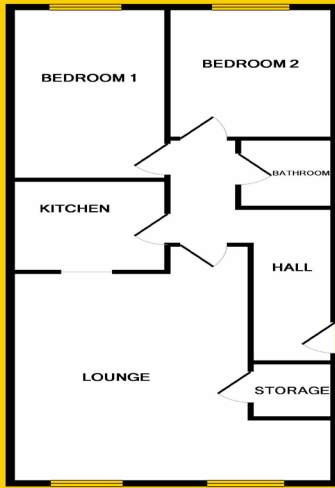
Double bedroom, wooden flooring, TV points, and built in wardrobe.

### BATHROOM

5'3" x 5'6" (1.6m x 1.7m)

Family bathroom, tiled from floor to ceiling, walk in shower, wc, and wash hand basin.





## 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

Jack Flanagan and he can be contacted on 01 4030720 or 086 7788498.

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



## MORTGAGES

- Pre-approved Mortgage
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For further information or advice, please call:  
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