

FOR SALE

BY PRIVATE TREATY

**48 Rosebank Place
Clondalkin
Dublin 22**



**2 Bedroom Apartment
c.69.7sq.m. / 750sq.ft.**



Price: €149,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent top floor apartment to the market in the ever popular development of Rosebank, Clondalkin. Tucked away just off the Nangor Road this gated development finds itself within arm's reach of Clondalkin Village with its wide array of amenities including The Mill Shopping Centre, bars, restaurants, primary & secondary schools & leisure facilities. There are bus routes to the front of the development and both the M50 Motorway & The Red Cow Luas Stop are found only a couple of minutes by car.

Living accommodation of c. 750 sq ft comprises of entrance hallway with storage press, bright lounge/dining room with large windows, kitchen, two double bedrooms, main family bathroom and master bedroom ensuite. No. 48 is presented in clean condition throughout and boasts an endless list of additional features including scenic top floor views, double glazed windows and two secure underground parking

spaces. Interest is sure to be seen from both 1st time buyers & investors, call Ray Cooke Auctioneers today!

FEATURES

- Secure gated development
- Management fee c. 1,600 per annum
- Double glazed windows
- Electric storage heating
- TOP FLOOR
- Bright living room with large windows



ACCOMMODATION

ENTRANCE HALL

21'3" x 3'9" (6.5m x 1.2m)

Laminate wood flooring with access to bedrooms, kitchen, lounge and dining room.

LOUNGE/DINING

20'6" x 10'1" (6.3m x 3.1m)

Laminate wood flooring. and access to kitchen.

KITCHEN

8'5" x 9'1" (2.6m x 2.8m)

Fitted kitchen with splashback and tiled flooring.

BEDROOM 1

21'3" x 10'8" (6.5m x 3.3m)

Master bedroom with laminate wood flooring. Access to ensuite.

BEDROOM 2

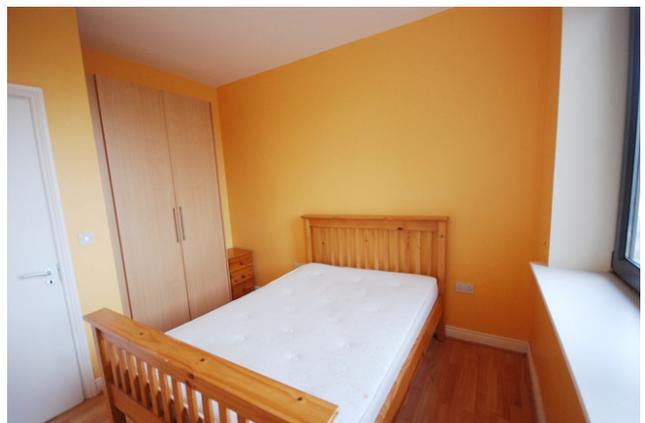
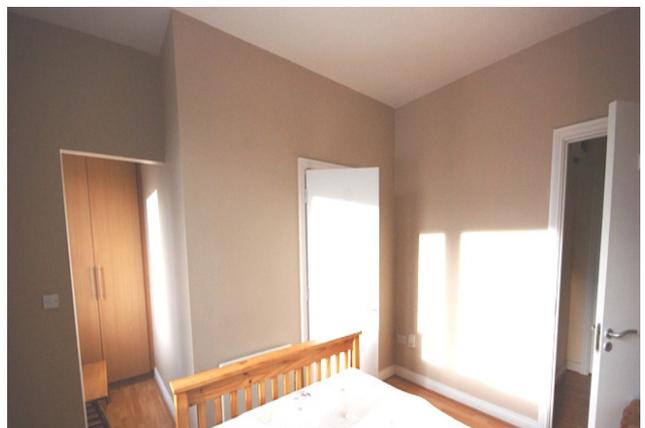
9'8" x 9'8" (3m x 3m)

Double bedroom with built in wardrobes.

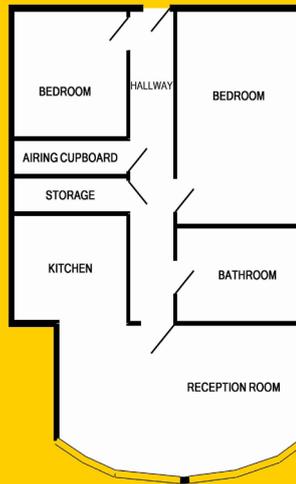
BATHROOM

6'2" x 7'5" (1.9m x 2.3m)

Fitted bathroom suite with wc, whb and bath. Fully tiled.



FLOOR PLANS



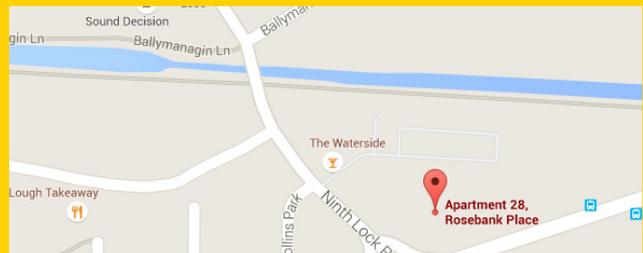
DIRECTIONS

If travelling out of Clondalkin Village passing The Mill Shopping Centre on your left hand side, proceed ahead and straight through the traffic light junction onto Ninth Lock Road. Take your 1st right turn and Rosebank is the yellow brick gated development opposite The Waterside Pub.

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 40 30 720 or 087 136 8084.

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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