

**FOR SALE**

BY PRIVATE TREATY

31 The Gables  
Grangeview  
Clondalkin  
Dublin 22



Two bed Apartment  
c.69.7.sq.m / 750.sq.ft



**Price: €179,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS ARE DELIGHTED TO INTRODUCE NO. 31 THE GABLES, GRANGEVIEW TO THE MARKET BOASTING AN ENVIABLE POSITION TUCKED AWAY WITHIN THIS EXCLUSIVE AND SOUGHT AFTER DEVELOPMENT. WITH A SECURE GATED ENTRANCE AND MANICURED GREEN SPACE THROUGHOUT, IS IT ANY WONDER WHY THE GABLES IS CONSISTENTLY IN HIGH DEMAND? YOU ARE A SHORT STROLL FROM THE NANGOR ROAD AND ITS VARIETY OF BUS ROUTES TO AND FROM DUBLIN'S CITY CENTRE, GRANGE CASTLE BUSINESS PARK IS WITHIN ARM'S REACH AND BOTH CLONDALKIN VILLAGE & LIFFEY VALLEY SHOPPING CENTRE ARE VERY EASILY ACCESSIBLE. NO. 31 IS LOCATED ON THE GROUND FLOOR AND OFFERS LIVING SPACE OF C. 750 SQ FT COMPRISING OF ENTRANCE HALLWAY, STORE ROOM, OPEN PLAN KITCHEN/LOUNGE, MASTER BATHROOM SUITE AND TWO DOUBLE BEDROOMS. THIS FINE PROPERTY HAS JUST BEEN PAINTED THROUGHOUT AND IS PRESENT AS A BLANK CANVAS. A MAGNIFICENT STARTER HOME OR AN EQUALLY KEEN INVESTMENT - STRONG INTEREST IS GUARANTEED! CALL RAY COOKE AUCTIONEERS TODAY.

## FEATURES

- c. 750 sq ft
- Management fee c. €1,500 per annum
- Ground floor
- Freshly painted throughout
- "Blank Canvas" condition
- Electric storage heating
- Double glazed windows
- Fitted kitchen
- 2 large double bedrooms
- Generous store room with potential to convert to a utility room
- Sun Trap outside area off lounge
- Secure gated development
- Pristine common areas and manicured communal green space
- Ample parking opportunity
- Located just off New Nangor Road
- Grange Castle Business Park, Clondalkin Village & Liffey Valley Park easily accessible
- A host of bus routes within walking distance
- High rental yields on offer
- Prime property for both 1st time buyers & investors
- Viewing highly advised!



## ACCOMMODATION

### ENTRANCE HALL

Tiled flooring, access to lounge, bathroom, store room and two bedrooms.

### LOUNGE

15'0" x 11'8" (4.6m x 3.6m)

Carpet to floor, open plan access to kitchen and sliding door to outside area.



### KITCHEN

8'8" x 6'5" (2.7m x 2m)

Fitted L-Shaped kitchen. Tiled to floor and splashback.



### BEDROOM 1

14'4" x 10'4" (4.4m x 3.2m)

Double bedroom to the rear of the property and carpet to floor.

### BEDROOM 2

14'4" x 8'8" (4.4m x 2.7m)

Double bedroom to the rear of the property and carpet to floor.



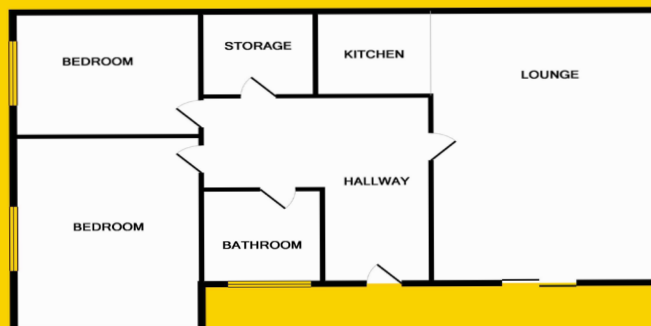
### BATHROOM

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

Tiled to waist level, fitted with wc, whb and bath with shower.



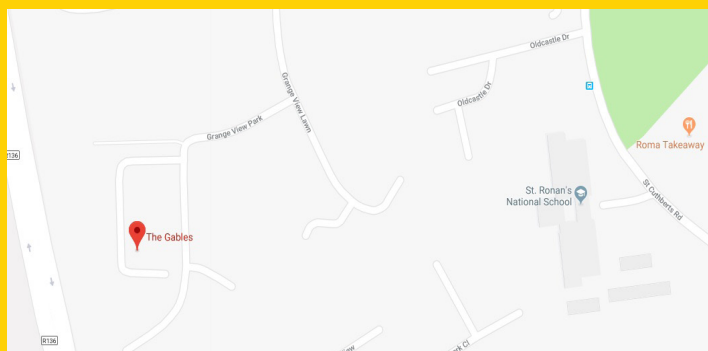
## FLOOR PLAN



## DIRECTIONS

From Red Cow proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road at the next major roundabout take the first exit (left). Proceed along the Nangor Road and at the second set of traffic lights turn right. Pass the Swallows Pub on your right hand side and then turn left into Grangeview. WITHIN GRANEVIEW ESTATE TAKE THE SECOND LEFT TURN ONTO GRANGEVIEW LAWN, TURN RIGHT ONTO GRANGE PARK, AND THE GATED ENTRANCE OF THE GABLES IS DIRECTLY IN FRONT OF YOU.

## LOCATION



## 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

Ross Mchugh and he can be contacted on 01 4030720 or 087 1368084.

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

## MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders



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

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