

FOR SALE

BY PRIVATE TREATY

**9 Monksfield Walk
Clondalkin
Dublin 22
D22NY11**



Three Bedroom Terrace
c.81.7sq.m /880.sq.ft



Price: €275,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS Are delighted to present to the market no 9 Monksfield Walk, a beautiful refurbished 3 bed terrace property located along a quite mature residential area in Clondalkin, Dublin 22.

Presented in immaculate condition having recently undergone refurbishment, this property is very conveniently located extremely close to Clondalkin Village, with a host of amenities on your door step, including shops, schools, and access to all main public transport routes with major bus routes and the Red Luas Line merely minutes away. The N7 and M50 motor ways are also extremely accessible from this property proving access to all major routes.

N0 9. Is a very well laid out property and the accommodation comprises of, hallway, lounge, access to Kitchen / Dining area. Upstairs there are three bedrooms and the main bathroom. Private off street parking to the front of the property and to the rear a large garden along with block shed. This area proves to be very popular with First time buyers, investors or anyone looking to downside to a terrace property, Viewing is highly recommended call Ray Cooke Auctioneers today!!

FEATURES

- C 880 Sqft
- BER C1
- Presented in superb condition
- Gas fired central heating
- Completely refurbished in recent years
- Double glazed windows throughout
- Coving in Living room
- Build in wardrobes
- Build in unit in living room
- Bespoke fitted kitchen with tiled backsplash
- South Facing Garden with block shed
- Alarm system installed in property
- Mature and highly sought after location
- Prime for 1st time buyer or investor
- N7 and M50 with in a 2 minutes' drive
- Red Luas line and major bus routes very close by
- Every conceivable amenity within walking distance



ACCOMMODATION

ENTRANCE HALL

12'7" x 5'9" (3.89m x 1.81m)

Wooden flooring, with access to the living room and kitchen.

LOUNGE

14'4" x 10'1" (4.39m x 3.1m)

Wooden floor, open fire with a built in unit and coving.

KITCHEN

9'5" x 16" (2.9m x 5.07m)

Fitted kitchen, tiled flooring with tiled splashback and access to the garden.



BEDROOM 1

13'4" x 9'1" (4.1m x 2.8m)

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



BEDROOM 2

8'8" x 10'4" (2.7m x 3.2m)

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

BEDROOM 3

5'8" x 5'5" (1.79m x 1.7m)

Single bedroom to the front of the property, built in storage and carpet flooring.

BATHROOM

5'8" x 5'5" (1.79m x 1.7m)

Tiled flooring and walls, wc wash hand basin, triton electric shower

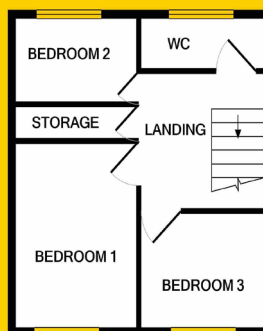
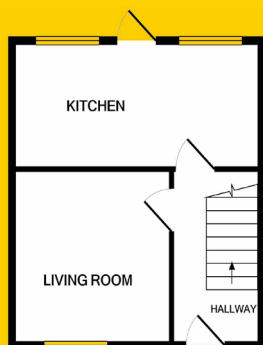


REAR GARDEN

28'x 16" (8.6m x 5m)

South facing back garden, block shed, patio area and lawn.





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

Alanna Tyrell and she can be contacted on 01 4030720 or 086 0606879

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



MORTGAGES

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For further information or advice, please call:
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