

**FOR SALE**

BY PRIVATE TREATY

26 Thornfield Square  
Clondalkin  
Dublin 22



2 Bedroom Apartment  
c.76.2sq.m. /820sq.ft

**BER** TBC

**Price: €135,000**

[raycooke.ie](http://raycooke.ie)  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this two bedroom ground floor apartment to the market in Thornfield Square, Clondalkin. This central development is located just off Watery Lane and finds itself quite literally a short stroll from the heart of Clondalkin Village. Buses are found at the entrance to the development and both the M50 Motorway & The Red Luas Line within 5 minutes by car. Primary & secondary schools, Corkagh Park, Clodalkin Leisure Centre and The Mill Shopping Centre are all very easily accessible.

Living accommodation of 820 sq ft comprises of entrance hallway, lounge/dining room with separate kitchen, two double bedrooms, main family bathroom and master bedroom ensuite. No. 26 will appeal to both first time buyers and investors alike and immediate interest is guaranteed. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 820 sq ft
- Electric storage heating
- Upper level & underground parking
- Ground floor
- Electric storage heating
- 2 double bedrooms
- Bathroom & ensuite
- Only a stone's throw from the heart of Clondalkin Village
- Bus routes to the front of the development
- M50 Motorway & The Luas found within a 5 minute drive
- Ideal for both 1st time buyers & investors
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

Timber L shaped hallway. Access to lounge, bathroom, two bedrooms and storage press.

### LOUNGE/DINING ROOM

19'0" x 11'1" (5.8m x 3.4m)

Timber flooring. Access to kitchen. Sliding door to shared balcony.

### KITCHEN

7'9" x 7'5" (2.4m x 2.3m)

Fitted shaker style kitchen. Tiled floor and splashback.



### BEDROOM 1

14'4" x 9'2" (4.4m x 2.8m)

Double master bedroom. Timber flooring. Built in wardrobes. Access to ensuite.



### BEDROOM 2

11'8" x 8'2" (3.6m x 2.5m)

Double bedroom. Timber flooring. Built in wardrobes.

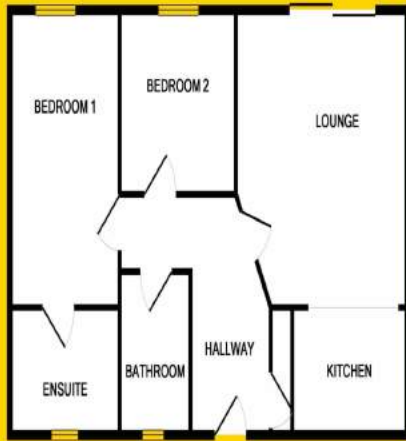
### BATHROOM

6'2" x 5'6" (1.9m x 1.7m)

Fitted with wc, whb and bath. Tiled to floor and wet areas.



## FLOOR PLANS



OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

If travelling out of Clondalkin Village, pass Clondalkin Garda Station and onto Orchard Road. After Molloy's Off License on the left hand side turn left onto Watery Lane. After the traffic light junction turn left into Thornfield Square.

## 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 4030720 or 0871368084.**

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

## MORTGAGES

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

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**Ray Cooke**  
Financial Services Ltd

For further financial advice, please call:  
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