

15 Shalimar Monastery Road Clondalkin Dublin 22 D22 AY86





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

BER C1

Price: €249,950

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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this outstanding three bedroom apartment located on the first floor of "Shalimar", one of Dublin 22's most illustrious developments. Shalimar is located just off the Monastery Road and finds itself within arm's reach of The Naas Road, The M50 Motorway, The Luas Line, Clondalkin Village and a host of local amenities. Internal living accommodation of c. 880 sq ft comprises of entrance hallway, generous store room, open plan kitchen/living room, main family bathroom, three double bedrooms and master bedroom ensuite. No. 15 is beautifully presented throughout having been freshly painted from top to bottom. It boasts gas fired central heating, 2 designated underground parking spaces and a substantial balcony overlooking the courtyard. Interest is sure to be seen from both investors and first time buyers - Call Ray Cooke Auctioneers today for further information or to arrange viewing.

FEATURES

- c. 880 sq ft
- First floor/lifts & stairs
- Freshly painted throughout
- Secure gated development
- Management fee c. 1,500 per annum
- 2 underground parking spaces
- Gas fired central heating
- Double glazed windows
- Freshly painted throughout
- 3 double bedrooms
- Master bedroom ensuite
- Generous balcony off lounge overlooking courtyard
- Within arm's reach of The Luas
- Within walking distance of Clondalkin Village
- Within arm's reach of The M50 Motorway & The Naas Road
- Viewing highly advised!





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ACCOMMODATION



HALLWAY

Entrance hallway with laminate flooring, access to bedrooms, bathroom, and kitchen.

KITCHEN Fully fitted kitchen, floor and eye level units, and tiled flooring.

LOUNGE/ DINING Bright lounge dining area, access to balcony.

BATHROOM Fully fitted with w.c, w.h.b., bath with shower, and fully tiled.

BEDROOM 1 Double bedroom with laminate flooring and ensuite

BEDROOM 2 Double bedroom ith laminate flooring.

BEDROOM 3 Single bedroom with laminate flooring

BATHROOM Fully fitted with w.c, w.h.b., bath and bath, fully tiled.



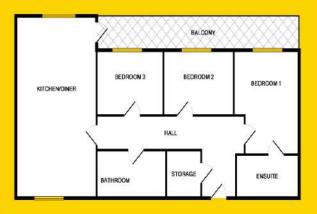






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FLOOR PLANS



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 4030720or 086 0606879

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



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