

FOR SALE

BY PRIVATE TREATY

**15 Shalimar
Monastery Road
Clondalkin
Dublin 22
D22 AY86**



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



Price: €249,950

raycooke.ie

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!



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 with laminate flooring.

BEDROOM 3

Single bedroom with laminate flooring

BATHROOM

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



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 4030720 or 086 0606879

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



MORTGAGES

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



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email to sean@raycooke.ie

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

CLONDALKIN

(Head Office) 3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
F +353 (0)1 40 30 760
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght, Dublin 24

T +353 (0)1 45 99 288
F +353 (0)1 40 30 760
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure, Dublin 6W

T +353 (0)1 68 75 800
F +353 (0)1 40 30 760
E terenure@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.