

FOR SALE

BY PRIVATE TREATY

**75 Monastery Walk
Clondalkin
Dublin 22
D22P772**



Three Bedroom Semi-Detached



Price: €395,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this sublime three bedroom semi detached dormer bungalow to the market with arguably the most sought after address in Dublin 22. Monastery Walk is ideally situated in the heart of Clondalkin Village with every conceivable amenity found within a short stroll including a selection of cafes & bars, a choice of esteemed primary & secondary schools, Clondalkin Leisure Centre & The Mill Shopping Centre. To top the location off - bus routes are plentiful and the M50 Motorway and The Red Cow Luas Terminus are less than 5 minutes by car. Internal living accommodation is light & airy throughout and on the ground floor you will find a large lounge/dining room, separate kitchen/breakfast room, one double bedroom, shower room, utility room and conservatory. Upstairs leads to the family bathroom, another double bedroom and a most generous master bedroom. No. 75 is rue to turn heads of any keen buyer looking to purchase in "Old Clondalkin Village". It is tastefully decorated throughout and has been cleverly extended on both ground and first floor level to create what is now the perfect family home. Viewing is highly advised, register your interest today.

FEATURES

- Wonderfully presented throughout
- Gas fired central heating
- Double glazed windows
- Newly fitted kitchen
- Separate utility room
- Conservatory to rear
- Extended
- 1 double bedroom downstairs
- 1 double bedroom + feature master bedroom upstairs
- Ample wardrobe space
- XL rear garden
- Low maintenance rear with decking and loose stone
- Off street parking to front
- Ideal location in the heart of Clondalkin Village
- Within arm's reach of every conceivable amenity
- The Luas & M50 Motorway less than 5 minutes by car
- Arguably the most sought after address in Dublin 22
- Viewing highly advised



ACCOMMODATION

FRONT

Side garden with hedging and off street parking.



ENTRANCE HALL

26'x4'5"(.8m x 1.4m)

Timber flooring continued into the lounge.

LOUNGE

11'8"x29'1"(3.6m x 8.9m)

Hallway into the lounge and dining area with timber flooring, wood burning stove, archway to dining area and patio doors to the rear garden with access to the kitchen and inner hallway.

KITCHEN

17'3" x 12'7"(5.3m x 3.9m)

Porch & porcelain tiled flooring with breakfast area with open arch to newly fitted modern kitchen with quartz counter tops and splashback.



INNER HALLWAY

9'5" x 2'9"(2.9m x .9m)

Access to bedroom 1, downstairs bathroom and utility room.

BEDROOM 1

9'8" x 9'5"(3m x 2.9m)

Laminate flooring, ample wardrobes, double bedroom to the rear of the property.



DOWNSTAIRS WC

5'2" x 4'9"(1.6m x 1.5m)

Fully tiled, wc, wash hand basin and shower.

UTILITY

8'8" x 1'3"(2.7m x 4m)

Fitted storage units with washing machine and dryer.



CONSERVATORY

15' x 0'9"(5.5m x 3m)

Double doors to conservatory, tiled flooring with double doors to the rear of the property.

REAR GARDEN

Low maintenance, decked areas, lose stone, block storage shed with hedging and planting.

UPSTAIRS WC

4'2" x 10'1"(1.3m x 3.1m)

Fully tiled, wc, wash hand basin, jacuzzi bath and shower.

BEDROOM 2

7'2" x 14'1"(2.2m x 4.5m)

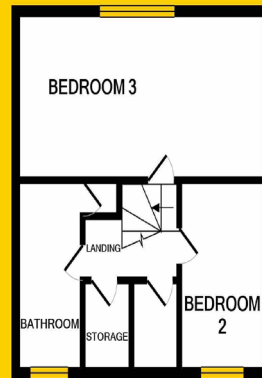
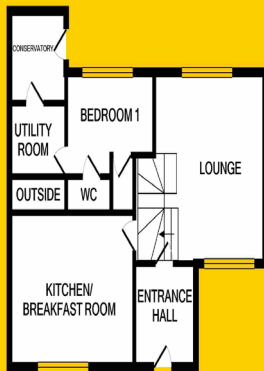
Double bedroom to the front of the property with laminate flooring.

BEDROOM 3

11'4" x 17"(3.5m x 5.2m)

Laminate flooring, built in wardrobes with two large bright windows.





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 0871368084

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



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For further information or advice, please call:
01 40 30 720

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22
T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole
Shopping Centre,
Rathcoole, Co Dublin
T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24
T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W
T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11
T +353 (0)1 54 11 455
E finglas@raycooke.ie



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