

**FOR SALE**

BY PRIVATE TREATY

17 Rosebank Place  
Clondalkin  
Dublin 22



Two Bedroom Apartment  
c.72.9sq.m. /785sq.ft

**BER** TBC

**Price: €170,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent first floor apartment to the market in the ever popular development of Rosebank, Clondalkin. Tucked away just off the Nangor Road this gated development finds itself within arm's reach of Clondalkin Village with its wide array of amenities including The Mill Shopping Centre, bars, restaurants, primary & secondary schools & leisure facilities. There are bus routes to the front of the development and both the M50 Motorway & The Red Cow Luas Stop are found only a couple of minutes by car.

Living accommodation of c. 785 sq ft comprises of entrance hallway with storage press, bright lounge/dining room with large windows, fitted kitchen, two bedrooms, main family bathroom and master bedroom ensuite. No. 17 is presented in clean condition throughout and boasts an endless list of additional features including double glazed windows, secure underground parking and a stunning, bright dual aspect lounge. Interest is sure to be seen from both 1st time buyers & investors; Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 785 sq ft
- First floor
- Secure gated development
- Management fee c. 1,600 per annum
- Double glazed windows
- Electric storage heating
- Large bathroom
- Bright dual aspect lounge
- Fully fitted kitchen
- Secure underground parking
- Ideal for both 1st time buyers & investors
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

8'5" x 15'4" (2.6m x 4.7m)

L Shaped hallway, access to bedrooms, bathroom and kitchen/ lounge area.

### BEDROOM 1

12'1" x 11'1" (3.7m x 3.4m)

Double bedroom, laminate flooring, built in wardrobes and access to enauite.

### ENSUITE

7'5" x 2'6" (2.3m x 0.8m)

Fully tiled and shower cubicle.

### BEDROOM 2

12'1" x 6'8" (3.7m x 2.1m)

Single bedroom, laminate flooring and built in wardrobes.

### BATHROOM

7'5" x 5'9" (2.3m x 1.8m)

Fully tiled bathroom with with wc, whb and bath.

### KITCHEN/LOUNGE

24'6" x 13'7" (7.5m x 4.2m)

Bright and spacious area, fully fitted kitchen with eye and floor level units and tiled wall and flooring in kitchen.



## 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. Made with Metropix ©2018

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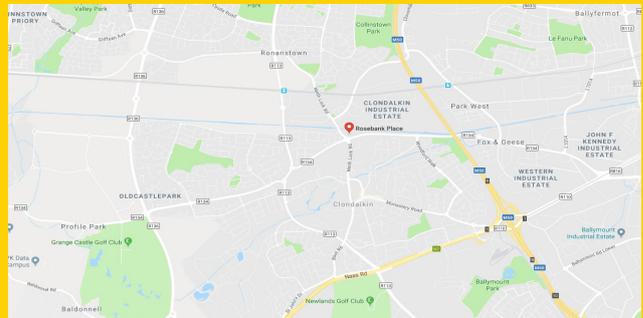
## DIRECTIONS

If travelling out of Clondalkin Village passing The Mill Shopping Centre on your left hand side, proceed ahead and straight through the traffic light junction onto Ninth Lock Road. Take your 1st right turn and Rosebank is the yellow brick gated development opposite The Waterside Pub.

## 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

Chase Nouri and he can be contacted on **01 4030720 or 0871368084.**

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

## MORTGAGES

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

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For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
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