

**FOR SALE**

BY PRIVATE TREATY

12 Monastery Gate Lawns  
Clondalkin  
Dublin 22  
D22 HP22



Three Bedroom Terraced  
c.79sq.m. /850sq.ft.



Price: €260,000

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this absolutely stunning three bedroom terraced family home to the market located on Monastery Gate Lawns, Clondalkin.

The exclusive Monastery Gate development finds itself conveniently located within walking distance of The Red Cow Luas Stop along with The Monastery Road, Clondalkin Village and the M50 Motorway all only a stone's throw away.

Interior living accommodation of c. 850 sq ft comprises of entrance hallway, kitchen/dining room, lounge, three bedrooms (two double/one single), main family bathroom and master bedroom ensuite. No. 12 is arguably the finest example to be seen in the development in recent months and is presented in no less than turn-key condition throughout. Each room has been beautifully decorated to a crisp, modern standard.

The rear garden has been meticulously maintained and boasts a sunny south facing orientation attracting sunshine all day long. Absolute ideal for first time buyers, call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 850 sq ft
- BER C2
- Immaculate condition throughout
- Alarmed
- Security camera system
- Gas fired central heating
- Double glazed windows
- Fitted L-Shaped kitchen
- Feature wood burning stove to lounge
- Master bedroom ensuite
- Meticulously maintained rear garden
- Sunny south facing orientation
- Cobblelock driveway
- Within walking distance of the Luas
- Within walking distance of Clondalkin Village
- M50 motorway within easy reach
- Ideal for 1st time buyers
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

4.7m x 1.8m

Tiled flooring, carpet to stairs and landing.  
Access to kitchen and lounge.

### KITCHEN/DINING

4.7m x 1.8m

Located to the front of the property. Fully fitted, tiled to floor, splashback and surround. A range of floor and eye level units. Dining area.

### LOUNGE

4.5m x 3.6m

Hardwood flooring. Wood burning stove.  
Sliding door to rear garden. Under stairs storage.

### BEDROOM 1

3.4m x 2.8m

Master bedroom to rear. Tongue & groove flooring. Built-in wardrobes and access to ensuite bathroom.

### BEDROOM 2

3.8m x 2.6m

Double bedroom to front. Tongue & groove flooring and built-in wardrobes.

### BEDROOM 3

2.8m x 2.1m

Single to front with tongue & groove flooring.

### BATHROOM

2.5m x 1.8m

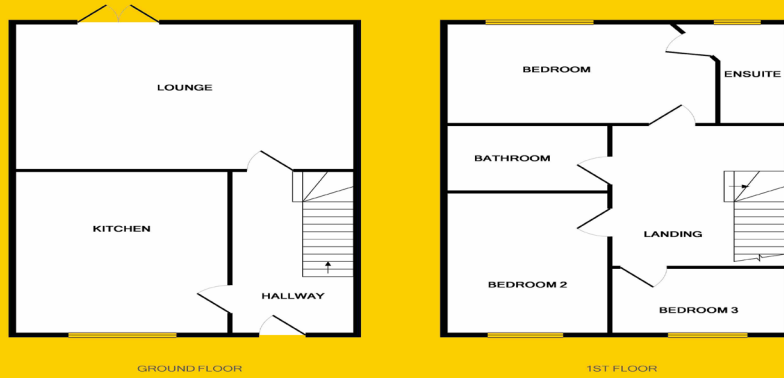
Tongue & groove flooring and part tiled walls.  
Fitted vanity unit. Bath with Mira shower, WC & WHB.

### REAR

Fully fenced rear garden. Mainly in lawn with loose stone area. Barna storage shed. Sunny south facing orientation.



## 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

## 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 01-403 0720 or 087 1368084

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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- Choice of Lenders



For further information or advice, please call:  
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