



**For Sale** By Private Treaty

120 Highgrove, Mount Talbot  
Clondalkin  
Dublin 22  
D22XY79

2 Bedroom | 2 Bathroom | Apartment | 70 sq.m

**Guide Price: €265,000**



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## Description

RAY COOKE AUCTIONEERS take great pleasure in presenting this stunning 2 bed/2 bath apartment wonderfully positioned on the fifth floor of Highgrove, Mount Talbot which is arguably Dublin 22's most prestige complex. Tucked away just off the Monastery Road and with The M50 Motorway, The Luas, The Naas Road and Clondalkin Village all within a stone's throw - the location is truly next to none. Internal living accommodation of c. 75 sq.m comprises of entrance hallway, lounge/dining room with kitchen, two double bedrooms, main family bathroom and master bedroom ensuite. No. 120 is presented in immaculate condition throughout and is undoubtedly one of the trophy units within the development. With no previous rental history there is no rent restrictions for a potential investor. With an abundance of amenities on your doorstep including The Luas, young professional first time buyers are expected to show immediate interest.

## Features

- - c. 75 sq.m
- - BER C1
- - Management fee c. €1,800 per annum
- - 5th floor
- - Stunning views
- - Double glazed windows
- - Gas fired central heating
- - Immaculately presented throughout
- - Fitted kitchen
- - 2 double bedrooms
- - Bathroom and ensuite
- - Bright bay lounge window



## Accommodation

### Entrance Hall

5'5" x 12'4" (5.4m x 1.8m)

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### Lounge

29'1" x 11'4" (8.9m x 3.58m)

Laminate flooring.

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### Kitchen

12'7" x 5'5" (3.9m x 1.7m)

Tiled flooring with fitted kitchen.

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### Bedroom 1

13'7" x 10'1" (4.2m x 3.1m)

Double bedroom with built in wardrobes, laminate flooring throughout with access to ensuite with WC, wash hand basin and shower.

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### Bedroom 2

13'7" x 6'8" (4.2m x 2.1m)

Double bedroom with laminate flooring and built in wardrobes.

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### Bathroom

8'2" x 6'2" (2.5m x 1.9m)

Fitted with WC, wash hand basin, shower and bath.

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## 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 ©2022.

## Negotiator

Alanna Tyrrell  
01 403 0720 or 086 060 6879

Email: [Alanna.tyrrell@raycooke.ie](mailto:Alanna.tyrrell@raycooke.ie)



## 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.

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