

**FOR SALE**

BY PRIVATE TREATY

**24 Monksfield Lawns,  
Clondalkin  
Dublin 22  
D22 XE30**



Four Bedroom Semi Detached  
c.112.6.sq.m / 1,205.sq.ft



**Price: €270,000**

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



## DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce this marvellous four bedroom semi detached family home to the market with the added advantage of a rear conservatory and an attic conversion ideally tucked away on Monksfield Lawns, Dublin 22. This location proves ever popular with families and young professionals as it finds itself within close proximity of Clondalkin Village and its vast array of amenities including The Mill Shopping Centre, Clondalkin Leisure Centre, esteemed primary & secondary schools, and a host of bars & restaurants. Bus routes to and from Dublin's City Centre are within a short stroll and both The Luas & The M50 Motorway are very easily accessible.

Interior living accommodation of c. 1,250 sq ft comprises of entrance hallway, guest wc, lounge, kitchen/dining room, conservatory, four bedrooms, main family bathroom and an attic conversion. No. 24 is an ideal prospect for any first time buyer or equally any growing family looking to trade up to something more spacious in a well-established development. The cobblelock driveway offers ample parking space to the front, which is not directly overlooked. The attic conversion would suit a wide variety of uses from an office, a play room, or even an additional bedroom. Viewing is highly advised - Call Ray Cooke Auctioneers today.

## FEATURES

- c. 1,250 sq ft
- BER D2
- Double glazed windows
- Gas fired central heating
- Polished porcelain tiling to ground floor
- New doors + architrave downstairs
- Large lounge with bay window
- Modern fully fitted kitchen with additional units
- Rear conservatory
- Downstairs guest WC
- Four bedrooms on first floor
- Fully tiled bathroom with Triton Shower
- Attic conversion; ideal for a variety of uses
- Cobble lock driveway to front
- Ample parking space
- Fully walled rear with block shed
- Not overlooked to front
- Peaceful cul de sac position
- Highly sought after development





## ACCOMMODATION

### FRONT

cobblestone driveway with ample parking space

### HALLWAY

4'2" x 13'7" (1.3m x 4.2m)

Storm porch, polished porcelain floor tiling, access to lounge, kitchen and downstairs w/c.

### SITTINGROOM

14'4" x 10'8" (4.4m x 3.3m)

Carpet to floor, gas fireplace and bay window.

### KITCHEN/ DINING

17'3" x 12'1" (5.3m x 3.7m)

Tiling continued from hallway, L-shaped kitchen with additional storage units and tiled splashback and sliding door to conservatory

### CONSERVATORY

9'1" x 11'4" (2.8m x 3.5m)

Tiled floor, gas heated radiators and sliding door to rear.

### BEDROOM 1

8'5" x 7'8" (2.6m x 2.4m)

Double room to the rear of the property and wooden flooring.

### BEDROOM 2

9'1" x 8'5" (2.8m x 2.6m)

Double room to the rear of the property and carpet flooring

### BEDROOM 3

10'4" x 12'1" (3.2m x 3.7m)

Double room to the front of the property, wooden flooring and built in wardrobes.

### BEDROOM 4

6'6" x 6'8" (2m x 2.1m)

Single room to the front of the property and wooden flooring.

### BATHROOM

7'2" x 5'2" (2.2m x 1.6m)

Large corner jacuzzi bath, triton power shower and tiled from floor to ceiling.

### CONVERTED ATTIC SPACE

9'5" x 10'8" (2.9m x 3.3m)

Converted attic space

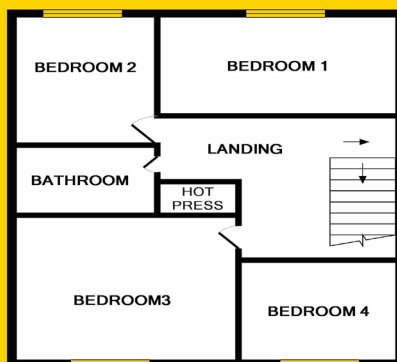
### REAR

Fully walled, block built shed with paved and lawn areas.

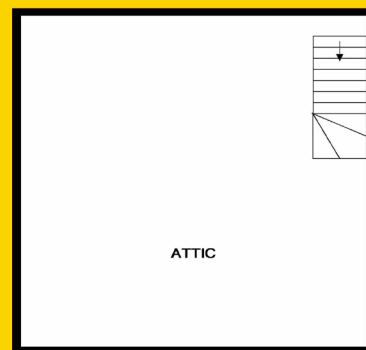




GROUND FLOOR



1ST FLOOR



ATTIC

## 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 087 1368084.

Alternatively you can send an email to [Ross@raycooke.ie](mailto:Ross@raycooke.ie) and we will contact you.



## MORTGAGES

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