

FOR SALE

BY PRIVATE TREATY

**5 Monastery Gate Avenue
Clondalkin
Dublin 22
D22 KP23**



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



Price: €275,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are ecstatic to present this exquisite three bedroom terraced family home to the market located on Monastery Gate Avenue, 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. 860 sq ft comprises of entrance hallway, guest wc, kitchen/dining room, lounge, three bedrooms(two double/one single), main family bathroom and master bedroom shower room. No. 5 is as good as you will find, wonderfully upgraded & tastefully decorated from head to to, it is truly flawless. From the moment you enter you are greeted by bright, airy and most welcoming living space. The cobblelock front offers off street parking and the low maintenance rear is perfect for child's play or evening relaxation. A first time buyers dream - Register your interest today!

FEATURES

- c. 850 sq ft
- C3
- PRISTINE condition throughout
- Alarmed
- Double glazed windows
- Gas fired central heating
- NEST Smart Home heating system
- Brand new kitchen
- New floor coverings/fixtures/fittings throughout
- Guest WC, family bathroom and master shower room
- Generous rear garden
- Off street parking to front
- 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

FRONT

Low maintenance cobblelock drieway with attractive side planting.

ENTRANCE HALL

16'0" x 5'9" (4.9m x 1.8m)

Access to kitchen/dining room and lounge. Guest w.c and understairs storage

LOUNGE

13'7" x 12'1" (4.2m x 3.7m)

Feature fireplace. Sliding door to rear

KITCHEN/DINING

15'7" x 7'8" (4.8m x 2.4m)

Stunning newly fitted kitchen. Ample storage units. Tiled splashback.

BEDROOM 1

12'7" x 8'8" (3.9m x 2.7m)

Double bedroom to the rear of the property, carpet to floor, built in wardrobe and shower room.

BEDROOM 2

12'7" x 7'2" (3.9m x 2.2m)

Double bedroom to the front of the property, carpet to floor and built in wardrobe.

BEDROOM 3

9'8" x 7'2" (3m x 2.2m)

Single room to front of the property, carpet to floor.

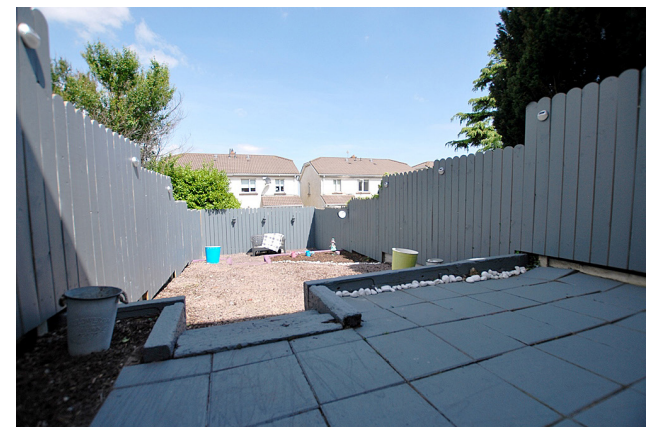
BATHROOM

8'2" x 5'5" (2.5m x 1.7m)

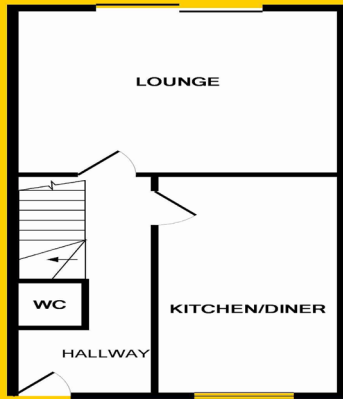
Fitted with wc, whb and bath with shower. Partly tiled.

REAR

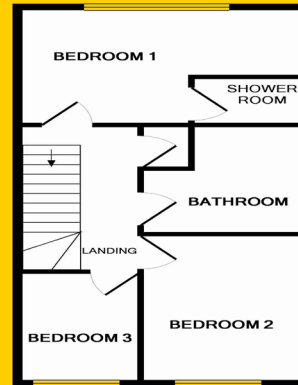
Low maintenance lengthy rear. Fully fenced.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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 and we will contact you.



MORTGAGES

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For further information or advice, please call:
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