

**FOR SALE**

BY PRIVATE TREATY

Apartment 28 The Gables  
Grangeview  
Clondalkin  
Dublin 22



Two Bedroom  
c.62.6sq.m. / 674sq.ft

**BER** TBC

**Price: €175,000**

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

PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce No. 28 The Gables, Clondalkin to the market boasting an enviable position tucked away to the rear of this exclusive and sought after development. You are a short stroll from the Nangor Road and its variety of bus routes to and from Dublin's City Centre, Grange Castle Business Park is within arm's reach and both Clondalkin Village & Liffey Valley Shopping Centre are very easily accessible.

No. 28 has living space of c. 674 sq ft is all on ground level. It comprises of entrance hallway, generous lounge, kitchen/breakfast room, two double bedrooms and main family bathroom. This property is presented in great condition throughout and has recently been completely painted making it truly "walk-in" condition. Patio doors from the lounge lead to a small gated garden which can be accessed from the front of the building which is ideal for sitting out or for child's play. A magnificent starter home or an equally keen investment - strong interest is guaranteed! Call Ray Cooke Auctioneers today.

## FEATURES

- c. 674 sq ft
- BERTBC
- Ground floor
- Management fee c. 1,300 per annum
- Electric heating
- Double glazed windows
- Well proportioned throughout
- 2 double bedrooms
- Generous family bathroom
- Secure gated development
- Ample parking space
- Ideal for first time buyers and investors
- Viewing highly advised!



## ACCOMMODATION

### ENTRANCE HALL

14'7" x 4'5" (4.5m x 1.4m)

Carpet flooring and access to storage room.

### LIVING ROOM

19'3" x 14'7" (5.9m x 4.5m)

Laminate flooring with sliding door to the front of the property .

### KITCHEN

19'3" x 8'5" (5.9m x 2.6m)

Fully fitted kitchen, eye and groove units and tiled flooring.

### BATHROOM

6'5" x 6'5" (2.0m x 2.0m)

Fully tiled with wc, whb and bath.

### BEDROOM 1

12'7" x 8'5" (3.9m x 2.6m)

Double bedroom with laminate flooring and built in wardrobes.

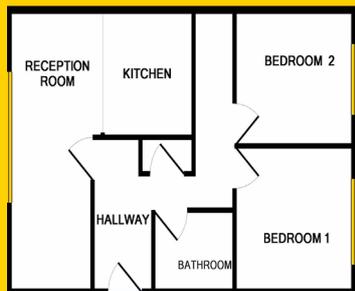
### BEDROOM 2

10'4" x 12'4" (3.2m x 3.9m)

Double bedroom with laminate flooring and built in wardrobes.



## FLOOR PLAN



## DIRECTIONS

From Red Cow proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road at the next major roundabout take the first exit (left). Proceed along the Nangor Road and at the second set of traffic lights turn right. Pass the Swallows Pub on your right hand side and then turn left into Grangeview. Take your second left and follow the road around to the right. The Gables complex will be right in front of you. As you enter the gates turn left and no.28 will be in the last block on your left hand side.

## 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 40 30 720 or 086 130 4080.**

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



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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