

FOR SALE

BY PRIVATE TREATY

4 Rosebank
Clondalkin
Dublin 22



2 Bedroom Apartment
c.70sq.m. / 750sq.ft.

BER TBC

Price: €149,000

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent ground floor apartment to the market in the ever popular development of Rosebank, Clondalkin.

Tucked away just off the Nangor Road this gated development finds itself within arm's reach of Clondalkin Village with its wide array of amenities including The Mill Shopping Centre, bars, restaurants, primary & secondary schools & leisure facilities. There are bus routes to the front of the development and both the M50 Motorway & The Red Cow Luas Stop are found only a couple of minutes by car.

Living accommodation of c. 750sq.ft comprises of entrance hallway with storage press, bright lounge/dining room with large windows, kitchen, two double bedrooms and a main family bathroom

No. 4 is presented in clean condition throughout and boasts an endless list of additional features including two double rooms, double glazed windows and secure underground parking space. Interest is sure to be seen from both 1st time buyers & investors, call Ray Cooke Auctioneers today!

FEATURES

- c.70sq.m (750sq.ft)
- Management fees €1,600 per annum
- Secure gated development
- Double glazed windows
- Electric storage heating
- GROUND FLOOR
- Scenic views
- Two large double bedrooms
- Large bathroom
- Bright living room with large windows
- Fully fitted kitchen
- Underground parking
- Ideal for first time buyers
- LOCATION LOCATION LOCATION
- VIEWING HIGHLY ADVISED!!



ACCOMMODATION



HALLWAY

Wood effect laminate flooring. Access bathroom, bedrooms and lounge.

BATHROOM

Fully fitted bathroom with laminate wood effect flooring, tiled walls. Shower cubicle with pump shower, w.h.b. & w.c.

BEDROOM 1

Double bedroom with wood effect laminate flooring and built-in wardrobes.

BEDROOM 2

Double bedroom with wood effect laminate flooring to the front of the property.

LOUNGE

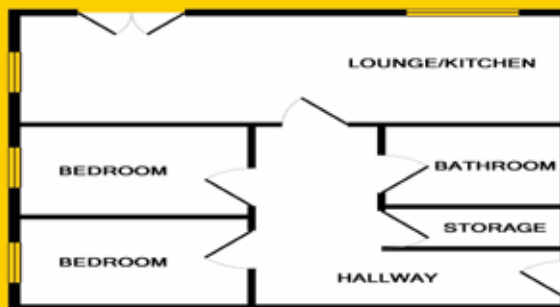
Large open plan lounge/dining area. Wood effect laminate flooring. Dual aspect flooding the room with natural light. Access to kitchen, ample room for a table and chairs.

KITCHEN

Fully fitted kitchen with a range of floor and eye level units. Tiled flooring. Tiled splashback and surround. Plumbed for washing machine.



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 ©2017

DIRECTIONS

If travelling out of Clondalkin Village passing The Mill Shopping Centre on your left hand side, proceed ahead and straight through the traffic light junction onto Ninth Lock Road. Take your 1st right turn and Rosebank is the yellow brick gated development opposite The Waterside Pub.

LOCATION



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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

Alternatively you can send an email to **conor@raycooke.ie** and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email to sean@raycooke.ie

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