

## 7 Rosedale Close, Clonee Dublin 15



**Guide €235,000**

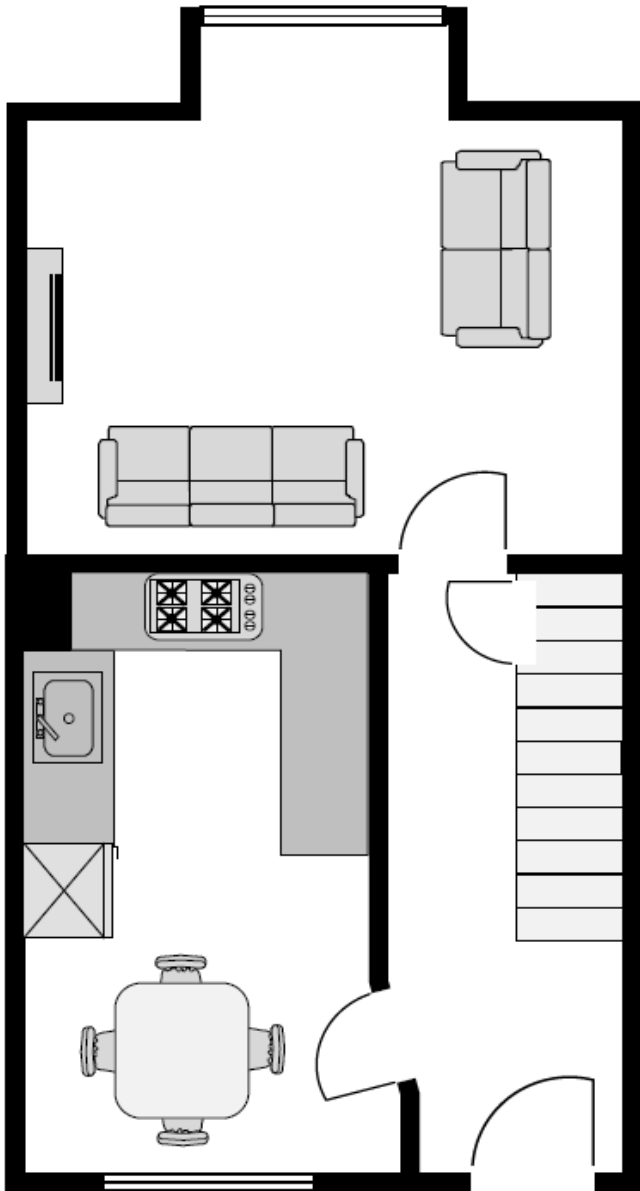
**3 Bed Duplex**

**For Sale**

- 87 sq m / 939 sq ft
- Recently refurbished
- GFCH



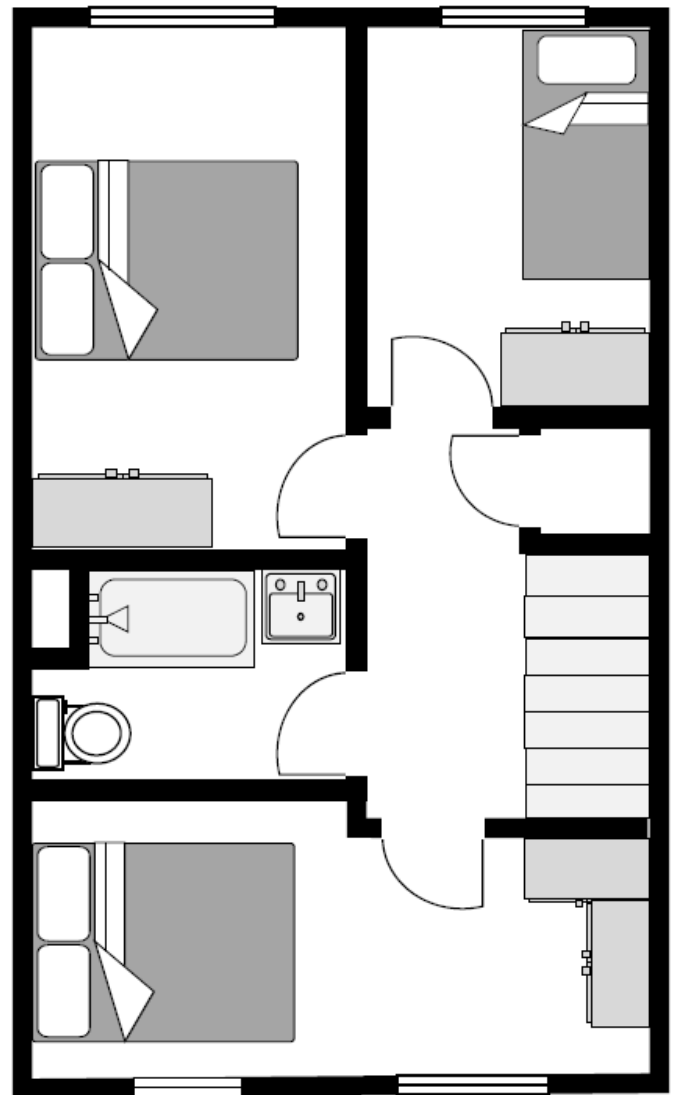
## Floor Plans



### 7 Rosedale Close

#### Downstairs Floor Plan

Not to exact scale, for guidance purposes only



### 7 Rosedale Close

#### Upstairs Floor Plan

Not to exact scale, for guidance purposes only

## Accommodation

Entrance Hallway (5.10 x 1.80). Carpeted stairs and an under stairs storage area.

Kitchen/Dining room (5.10 x 2.82). New fitted kitchen with stylish subway tiles and the added benefit of a gas hob.

Living room (4.81 x 3.71). Large, bright living room with a feature fireplace and a large two-metre bay window overlooking the communal green area.

Bedroom one (4.76 x 3.05) Front facing master bedroom with laminate floor and with large built in wardrobes and vanity table.

Bedroom two (4.04 x 2.50). Good sized double bedroom to the rear of the property with built in wardrobes.

Bedroom three (3.00 x 2.17). Good sized single room with built in wardrobes.

Bathroom (7.73 x 1.60) Tiled bathroom with a bath/shower combo.

Get Property Estate Agents are delighted to present 7 Rosedale Close, a three-bedroom duplex apartment, to the sales market.

Built in 2001, this 87.24 sq.m first floor duplex is located in Rosedale, a secure and well-established gated development with ample parking spaces and communal green areas.

This own door, dual aspect apartment is presented in walk in condition after undergoing refurbishment in 2018. A new modern kitchen and bathroom tiles were fitted along with painting and new laminate flooring throughout.

The property benefits from having two storeys, separating the living and sleeping quarters.

Accommodation briefly comprises of; an entrance hallway with staircase, separate kitchen/dining room and a large, bright living room. Upstairs there are three bedrooms; two double and one single (all with fitted wardrobes), a hot press and the main bathroom.

Rosedale close is situated between Clonee and Ongar which gives access to all amenities within the areas. Coléjiste Pobail Setanta College is located adjacent to Rosedsale along with Cocoon Childcare. The property benefits from its proximity to Ongar, a 10 minute walk to the Village, which is filled with shops, restaurants and great schools and further benefits from Littlepace shopping centre being a short 5-minute drive from the property.

Ongar also boasts many bus links and Hansfield Rail Station offering great public transport options. Many areas of Dublin can also be accessed with major road networks the M3 and the M50 all within a short journey for travelling around the city,





**Terms:**

For Sale by Private Treaty  
Viewing strictly by appointment only

**BER:**

BER: C1  
BER No. 111977914  
EPI: 154.87 kWh/m<sup>2</sup>/yr

**Negotiator Handling Sale:**

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