

**FOR SALE**

BY PRIVATE TREATY

**24 Monksfield Court  
Clondalkin  
Dublin 22**



Four Bedroom Terraced  
c.90.1sq.m. /970sq.ft.



**Price: €269,950**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are ecstatic to introduce this marvelous four bedroom terraced family home to the market ideally tucked away on Monksfield Court, 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. 970 sq ft comprises of entrance hallway, guest wc, lounge, kitchen/dining room, four bedrooms and main family bathroom. No. 24 is prime for 1st time buyers and is presented in no less than turn-key condition throughout. Viewing highly advised!

## FEATURES

- c. 970 sq ft
- BER D1
- Double glazed windows
- Gas fired central heating
- Clean condition throughout
- Fitted modern kitchen
- Fully walled rear garden
- 4 generous bedrooms
- Gated driveway
- Open fire to lounge
- Stira stairs to attic
- Peaceful cul de sac position
- Highly sought after development
- Clondalkin Village within arm's reach
- N7 and M50 motorway merely minutes by car
- The Luas within walking distance
- Viewing highly advised!



## ACCOMMODATION

### ENTRANCE HALL

14'1" x 6'2" (4.3m x 1.9m)

Timber flooring, carpet to stairs and landing, access to guest w.c, lounge and kitchen/dining area.

### LOUNGE

14'7" x 10'8" (4.5m x 3.3m)

Timber flooring, feature open fireplace and alcove storage.

### KITCHEN/ DINING ROOM

17'3" x 11'4" (5.3m x 3.5m)

Fitted modern kitchen, ample storage units, tiled to floor and splashback, corner fireplace and sliding door to the rear garden.



### BEDROOM 1

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

Double bedroom to the rear of the property and carpet to floor.



### BEDROOM 2

11'8" x 11'1" (3.6m x 3.4m)

Double bedroom to the rear of the property, carpet to floor and built in wardrobes.

### BEDROOM 3

9'5" x 6'8" (2.9m x 2.1m)

Single bedroom to the front of the property and carpet to floor.

### BEDROOM 4

10'4" x 9'8" (3.2m x 3m)

Double bedroom to the front of the property and carpet to floor.



### BATHROOM

7'5" x 5'2" (2.3m x 1.6m)

Fully tiled, fitted with wc, whb and shower cubicle and skylight.

### OUTSIDE FRONT

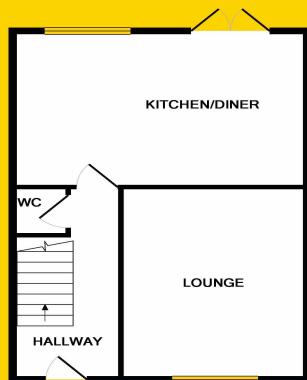
Peaceful cul de sac, gated entrance, concrete driveway and side lawn garden.

### OUTSIDE REAR

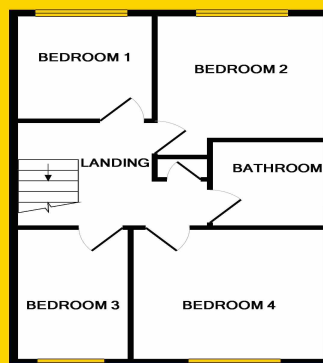
Fully walled, lawn garden with boarder planting and storage shed.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

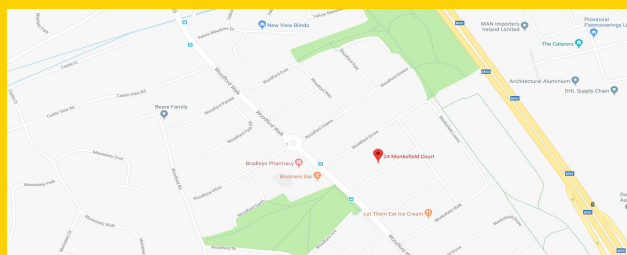
## DIRECTIONS

From M50, take first exit into Clondalkin & continue over flyover. At the roundabout take a left turn & at the next roundabout take the 3rd exit onto Woodford Hill. At the next roundabout turn left onto Woodford Walk and turn right onto Monksfield Meadows. At the T-junction turn left and turn left again onto Monksfield Court. No. 24 can be found on the right 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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@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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