

**FOR SALE**

BY PRIVATE TREATY

**42 Elmfield Court  
Clondalkin  
Dublin 22  
D22 Y682**



Two Bedroom Apartment  
c.73sq.m /792sq.ft



**Price: €199,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine 2 bedroom apartment to the market on the 1st floor of the ever sought after "Elmfield Court" development. With an enviable position in the heart of Clondalkin Village the location is second to none. Literally on your doorstep you will find The Mill Shopping Centre, a host of bars and cafes, primary and secondary schools along with a number of bus routes to and from Dublin's City Centre. Both The Red Cow Luas Stop and The M50 Motorway are accessible within 5 minutes by car. Bright and spacious interior living accommodation of c. 792 sq ft (c. 73 sq m) comprises of entrance hallway, open plan lounge/dining room, separate kitchen, main family bathroom and two double bedrooms. No. 42 is well presented throughout and is sure to appeal to both 1st time buyers and investors due to its central location. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 792 sq ft
- c. 73 sq m
- 1st floor
- Electric heating
- Floor to ceiling windows to lounge
- Lifts and stairs
- Management fee c. 1,595 per annum
- Designated parking space
- Secure, gated car park
- Open plan lounge/dining room
- 2 double bedrooms
- Located in the heart of Clondalkin Village
- All local amenities on your doorstep
- The Luas & M50 within minutes by car
- Ideal for both 1st time buyers and investors!
- Viewing highly advised!





## ACCOMMODATION



### LIVING

18'37" x 21'71" (5.6m x 6.62m)

Large room to rear of the property. Extra bright due to floor to ceiling windows. Laminate floor, plenty of space for table and chairs. Top quality blinds. Access to kitchen.

### KITCHEN

5'70" x 10'99" (1.74m x 3.35m)

Laminate floor and splashback. Floor and eye level units. Intergrated appliances



### BEDROOM 1

17'06" x 8'07" (5.2m x 2.46m)

Double room to the front of the property. Top quality carpets and curtains. Built in wardrobes

### BEDROOM 2

13'12" x 7'87" (4m x 2.4m)

Double bedroom to the front of the property. Top quality carpets and curtains. Built in wardrobes

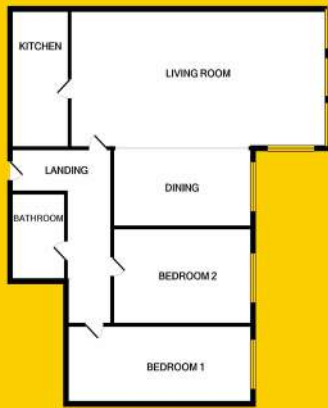


### BATHROOM

5'9" x 8'36" (1.8m x 2.55m)

Part tiled bathroom suite. Fitted bath, WHB, WC and shower.





Our floor plans are provided for the sole purpose of giving you an idea as to the internal layout. Dimensions have been rounded off as a guideline unless otherwise stated to provide clarity with our space. Ready with Mortgage (2021)

## 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

James Dronney and he can be contacted on 01 4599288 or 086 1409043

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