

FOR SALE

BY PRIVATE TREATY

1 Shalimar
Clondalkin
Dublin 22



One Bedroom Apartment
c.55.7sq.m. /600sq.ft



Price: €150,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this superb one bedroom apartment located on the ground floor of "Shalimar", one of Dublin 22's most illustrious developments. Shalimar is located just off the Monastery Road and finds itself within arm's reach of The Naas Road, The M50 Motorway, The Luas Line, Clondalkin Village and a host of local amenities. Interior living accommodation of c. 600 sq ft comprises of entrance hallway with storage press, master bathroom, one double bedroom and open plan lounge/dining area with attached fully fitted kitchen.

No. 1 is presented in immaculate condition throughout and boasts many additional features such as gas fired central heating, a designated underground parking space and a sun trap south facing decked balcony. Interest is sure to come from 1st time buyers, investors and anyone looking to downsize. Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. . 600 sq ft
- Management fee c. 1,000 per annum
- Secure gated development
- Ground floor
- Designated underground parking space
- Pristine condition throughout
- Fully fitted kitchen
- Generous decked balcony area
- Sunny south facing orientation
- Gas fired central heating
- Double glazed windows
- Within arm's reach of The Luas
- Within walking distance of Clondalkin Village
- Within arm's reach of The M50 Motorway & The Naas Road
- Viewing highly advised!



ACCOMMODATION

HALLWAY

11'5" x 3'6" (3.6m x 1.1m)

Semi solid flooring. Access to store room, bathroom, bedroom and lounge.

LOUNGE/DINING ROOM

21'9" x 11'5" (6.7m x 2.5m)

Open [plan lounge/dining room. Semi solid timber flooring. Bright bay window with access to balcony. Open access to kitchen.

KITCHEN

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

Fitted L-shaped kitchen. Tiled floor and splashback.

BEDROOM

13'5" x 9'5" (4.1m x 2.9m)

Double bedroom. Semi solid flooring. Fitted wardrobes.

BATHROOM

7'9" x 5'6" (2.4m x 1.7m)

Fully tiled bath suite. Fitted with wc, whb and bath with pump shower.

OUTSIDE

Manicured communal area with mature trees and planting.



DIRECTIONS

If travelling out of Clondalkin Village proceed along Monastery Road and at the large roundabout at the top of Woodford Hill take the 2nd exit. Pass Monastery Gate on the left hand side and at the next roundabout Shalimar is the gated development on the 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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

MORTGAGES

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For further financial advice, please call:
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