

**FOR SALE**

BY PRIVATE TREATY

**71 Highgrove  
Mount Talbot, Clondalkin  
Dublin 22  
D22Y096**



Two Bedroom Apartment  
c. 71.9 sq.m /775 sq.ft

**BER** TBC

**Price: €225,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two-bedroom apartment located on the first floor of the “High Grove” development in Mount Talbot, which is arguably Dublin 22’s most prestige apartment complex. Mount Talbot 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 c775 sq ft comprises of entrance hallway, open plan lounge/dining room, separate kitchen, two double bedrooms, main bathroom and master bedroom ensuite. No. 71 is immaculately presented throughout, with generous room proportions, and enjoys a large outdoor balcony. Interest is sure to be seen from both first-time buyers and investors alike. Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 775 sq ft
- BER TBC
- Management fee c. €1,500 per annum
- First floor
- Gas fired central heating new boiler fitted
- Double glazed windows
- 2 double bedrooms
- Ample wardrobe space
- Bathroom + ensuite
- Large open plan lounge/dining room
- Designated underground parking space
- Fully fitted kitchen units
- Generous balcony
- Within walking distance 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

12'4" x 4'2" (3.8m x 1.3m)

Laminate flooring with access to bedrooms, bathroom and living area.

### LOUNGE

11'4" x 24'2" (3.5m x 7.4m)

Laminate flooring with access to the kitchen and balcony area.

### KITCHEN

10'4" x 5'9" (3.2m x 1.8m)

Tiled flooring throughout the kitchen with access to the living area and balcony.

### BEDROOM 1

13' x 10'1" (4m x 3.1m)

Laminate flooring, built in wardrobes with access to ensuite.

### ENSUITE

6'2" x 6'2" (1.9m x 1.9m)

Tiled flooring and shower, with wc and wash hand basin.

### BEDROOM 2

12'7" x 7'2" (3.9m x 2.2m)

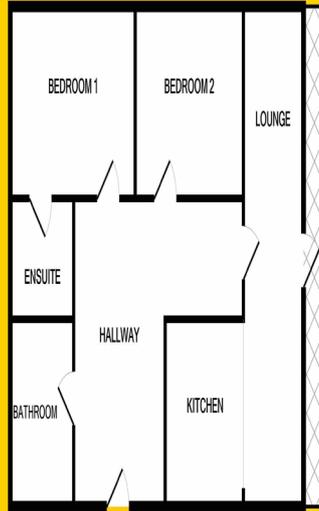
Laminate flooring with built in wardrobes.

### BATHROOM

7'8" x 5'2" (2.4m x 1.6m)

Tiled flooring with fitted units, wc and wash hand basin.





## 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

Alanna Tyrrell and he can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to [Alanna.tyrrell@raycooke.ie](mailto:Alanna.tyrrell@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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