

**FOR SALE**

BY PRIVATE TREATY

**8 Newlands Manor Court  
Clondalkin  
Dublin 22  
D22K0E9**



Three Bedroom Duplex  
c.106sq.m / 1,140.97 sq.ft



**Price: €295,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are excited to present this stunning three-bedroom duplex to the market in the exclusive €eeewlands Manor€ development. With a secure gated entrance and picturesque views of the bordering Corkagh Park, the development consistently maintains its prestige status and is highly sought after. Clondalkin Village can be found within walking distance and within arm€TM reach you will find a host of bus routes to and from Dublin€TM City Centre, the Luas, the M50 Motorway and the N7. Bright and spacious living accommodation of 1145 sq.ft comprises of entrance hall, guest W.C., kitchen with dining area, large lounge with balcony, three double bedrooms, main family bathroom, an en-suite and the added bonus of a large attic that can be converted into a 4th bedroom (plans available on request). No. 8 is presented in beautiful condition throughout and is sure to cause a stir among a wide range of 1st time buyers and investors alike. Early viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- Mgt fee - €969 per annum
- BER - B2
- c. 1145 sq. ft
- Gas Fired Central Heating
- Semi Solid Hard wood flooring throughout ground floor
- Pristine condition
- Double Glazed Windows
- Fully fitted kitchen with stove cooker
- 3 large spacious rooms
- Prime opportunity for 4th bedroom within the attic space
- Private gated development
- Private access to Corkage park
- Within easy reach of The M50 & N7 road networks
- Bus routes to the front of the development
- Within walking distance of Clondalkin Village
- Call Ray Cooke Auctioneers today for more information!



## ACCOMMODATION



### HALLWAY

20'3" x 5'9" (6.2m x 1.8m)

Oak semi solid floors.

### LOUNGE

18'3" x 15'4" (5.6m x 4.7m)

Semi solid hard wood floors

### KITCHEN

8'8" x 21'9" (2.7m x 6.7m)

Semi solid floor hard wood floors.

### BEDROOM 1

13'7" x 12'7" (4.2m x 3.9m)

Carpet floor, fitted wardrobes.

### BEDROOM 2

15'4" x 8'5" (4.7m x 2.6m)

Carpet wc, fitted wardrobes.

### BEDROOM 3

6'5" x 15'4" (2.m x 4.7m)

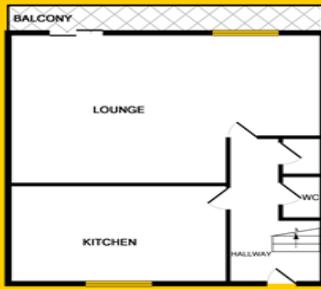
Carpet.

### BATHROOM

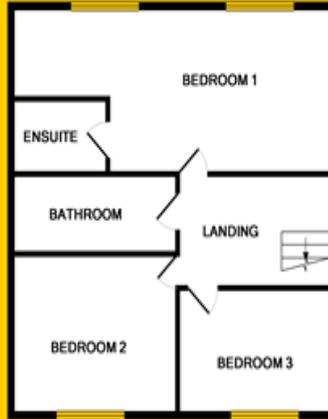
5'2" x 10'8" (1.6m x 3.0m)

Tiles, WC, wash hand basin and bath.





GROUND FLOOR



1ST FLOOR

## 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 she 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

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720**

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