

FOR SALE

BY PRIVATE TREATY

**37 Grangeview Place
Clondalkin
Dublin 22
D22EF90**



Two Bedroom Apartment
c.48.31sq.m /520sq.ft



Price: €189,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce no. 37 Grangeview Place to the market boasting an enviable position tucked away to the rear of this exclusive and sought-after development. With a secure gated entrance and manicured green space throughout, is it a wonder Grangeview Place is always in high demand? You are a short stroll from the Nangor Road and its variety of bus routes to and from Dublin's City Centre, Grange Castle Business Park is within arm's reach and both Clondalkin Village & Liffey Valley Shopping Centre are very easily accessible. No. 37 is located on the ground floor, living space comprises of c. 520 sq.ft including entrance hall, 2 spacious bed rooms, family bath and open plan kitchen / living / dining space leading out to a sunny landscaped communal area.

Prime opportunity for any first time buyer or investor to secure beautiful turn key apartment, call Ray Cooke Auctioneers today for more information!

FEATURES

c. 520 sq ft
BER D1
Management fee c. 1100
Electric heating
Double glazed windows
2 double bedrooms
Generous family bathroom
Secure gated development
Manicured green space
Ample parking space
Ideal for first time buyers and investors
Viewing highly advised!



ACCOMMODATION



LOUNGE / KITCHEN

12'8" x 20'0" (3.9m x 6.1m)

Laminate flooring in lounge with tiles in kitchen area.



BEDROOM 1

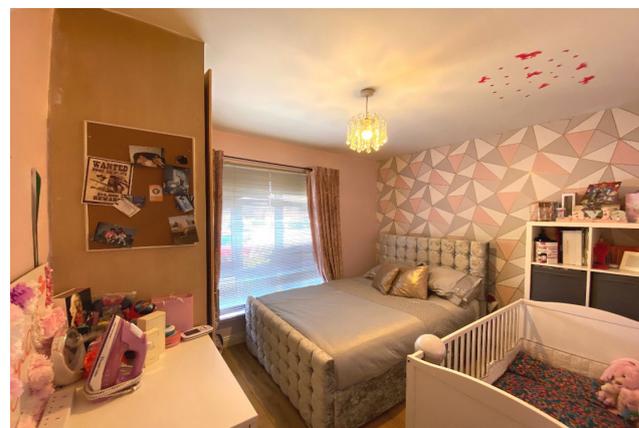
14'5" x 11'5" (3.2m x 3.5m)

Double bedroom with laminate flooring and fitted wardrobes.

BEDROOM 2

12'1" x 7'5" (3.7m x 2.3m)

Single bedroom with laminate flooring and fitted wardrobes.

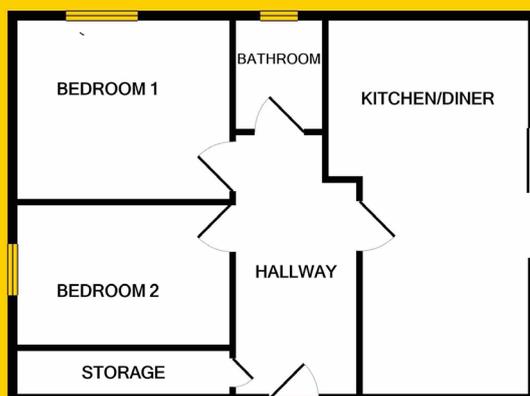


BATHROOM

7'9" x 5'9" (2.4m x 1.8m)

Tiled flooring with WC, WHB, bath and shower.





Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix ©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

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

Alternatively you can send an email to **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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