

**FOR SALE**

BY PRIVATE TREATY

24 Green Isle Court  
Clondalkin  
Dublin 22



Two Bedroom Apartment  
c.63.2sq.m. /680sq.ft

**BER** TBC

**Price: €165,000**

**raycooke.ie**

PSRA LICENCE NO. 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent two bedroom own door apartment to the market in the quaint and gated development of Green Isle Court, Dublin 22. This exclusive development proves ever sought after, with properties rarely coming to the market, and is within a stone's throw of a wide array of amenities. Local shops, schools and sports facilities are within walking distance and the Naas Road, M50 Motorway and Red Cow Luas Stop are all within arm's reach.

Living accommodation of c. 680 sq ft comprises of lounge, kitchen, inner hallway with store press, two double bedrooms and main family bathroom. No. 24 has been refurbished throughout and boasts a modern gloss kitchen along with an upgraded bathroom suite. Interest is sure to be seen from 1st time buyers, investors and downsizers alike! Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 680 sq ft
- Management fee c. 1,075 per annum
- 1st floor
- Own door entrance
- Refurbished throughout
- 2 double bedrooms
- Electric heating
- Secure gated development
- Communal rear green area
- Magnificent location
- Within arm's reach of Naas Road, M50 & The Luas
- Ideal for 1st time buyers, investors and downsizers
- Viewing highly advised!





## ACCOMMODATION

### LOUNGE

17'0" x 15'7" (5.2m x 4.8m)

Laminate flooring, feature fire place, archway to kitchen, access to inner hallway.

### INNER HALLWAY

12'4" x 2'9" (3.8m x 0.9m)

Laminate flooring, storage press, access to bathroom and two bedrooms.

### KITCHEN

7'8" x 7'5" (2.4m x 2.3m)

Tiled to floor and to splashback, fitted gloss kitchen.

### BATHROOM

7'8" x 5'9" (2.4m x 1.8m)

Upgraded bathroom suite fitted with wc, whb and bath with triton shower.

### BEDROOM 1

10'8" x 8'8" (3.3m x 2.7m)

Double bedroom to the rear of the property, laminate flooring, built in wardrobes.

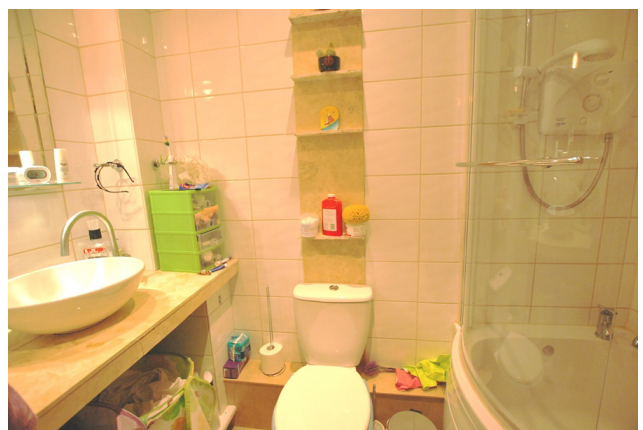
### BEDROOM 2

15'7" x 7'5" (4.8m x 2.3m)

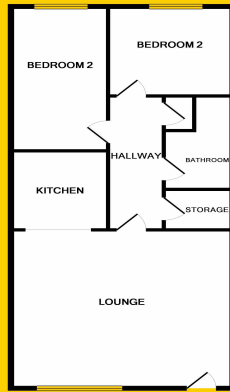
Double bedroom to the rear of the property, laminate flooring and built in wardrobes.

### OUTSIDE FRONT

Manicured planted areas, large private green space, secure gated front.



## FLOOR PLANS



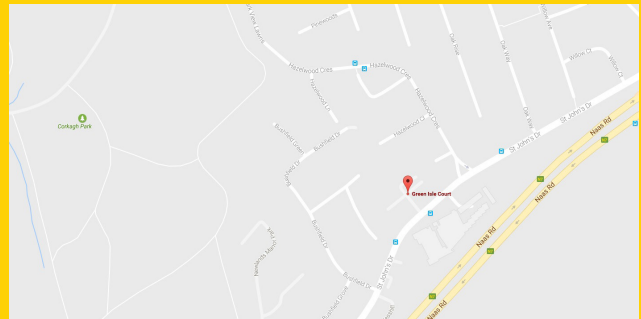
Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Total square footage is an approximation of interior space. Made with Hozon 10/2015

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## DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road and at the second set of traffic lights turn left onto the Boot Road. Continue straight ahead and take your last right turn just before the Naas Road. Proceed ahead and the development is found on the right hand side opposite The Green Isle Hotel..

## LOCATION



## 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

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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