

FOR SALE

BY PRIVATE TREATY

**32 Phibblestown House
Clonee
Dublin 15
D15HW59**



Two bed Duplex
c.89.2.sq.m / 960.sq.ft



Price: €199,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS ARE DELIGHTED TO PRESENT THIS ABSOLUTELY STUNNING OWN DOOR, TWO STOREY DUPLEX APARTMENT TO THE MARKET IN PHIBBLESTOWN HOUSE, CLONEE. THE LOCATION IS TRULY NEXT TO NONE WITH THE M50 MOTORWAY, THE N3, BLANCHARDSTOWN SHOPPING CENTRE AND A HOST OF OTHER AMENITIES INCLUDING SHOPS, BARS, SCHOOLS AND LEISURE FACILITIES ALL WITHIN ARM'S REACH. BRIGHT AND SPACIOUS LIVING ACCOMMODATION OF C. 960 SQ FT COMPRISES OF ENTRANCE HALLWAY, GUEST WC, KITCHEN, DUAL ASPECT LOUNGE/DINING ROOM, TWO DOUBLE BEDROOMS, MAIN FAMILY BATHROOM AND A SEPARATE OFFICE/NURSERY. NO. 32 IS UNDOUBTEDLY ONE OF THE FINEST OF ITS KIND TO COME TO THE CLONEE MARKET THIS YEAR. IT HAS JUST HAD NEW CARPET FITTED ALONG WITH BEING FRESHLY PAINTED THROUGHOUT AND IS FOUND IN WALK IN CONDITION. IT IS AN END UNIT, MAKING IT THE MOST SOUGHT AFTER ON THE TERRACE, AND FROM THE LOUNGE YOU WILL FIND A SOUTH FACING, WRAP AROUND BALCONY OVERLOOKING LANDSCAPED GARDENS. WORDS SIMPLY CANNOT DESCRIBE THE SHEER QUALITY OF THIS SUPERB PROPERTY – VIEWING IS HIGHLY ADVISED.

FEATURES

- c. 960 sq ft
- *ABSOLUTELY STUNNING PROPERTY*
- Management fee c. €1,200 per annum
- Own door 1st floor entrance
- End unit attracting an abundance of natural light
- Split over 2 levels
- Alarmed
- Double glazed windows
- Gas fired central heating
- New carpet fitted
- Freshly painted throughout
- Fitted gloss kitchen
- Bright dual aspect lounge
- 2 double bedrooms
- Plenty of wardrobe space
- Separate office/nursery room
- Wrap around balcony off lounge
- Sunny south facing orientation
- Picturesque garden views
- Ample parking space
- Beautifully maintained development
- Extra convenient location
- Within arm's reach of the N3 & M50 Motorway
- Blanchardstown Shopping Centre found within minutes



ACCOMMODATION

HALLWAY

15'0" x 7'2" (4.6m x 2.2m)

Laminate flooring, guest wc with access to kitchen and lounge.

KITCHEN

11'8" x 9'8" (3.6m x 3m)

separate room to the front of the property, tiled to floor and splashback, L-shaped gloss kitchen and dual aspect room.



LOUNGE

18.3" x 12"1 (5.6m x 3.7m)

Laminate flooring, bright dual aspect room with wrap around balcony and overlooking manicured gardens.



BATHROOM

7'5" x 7'2" (2.3m x 2.2m)

Fitted with wc, whb, bath with shower and tiled to floor and wet areas.



BEDROOM 1

11'4" x 9'8" (2.3m x 2.2m)

Double bedroom to the rear of the property, carpet to floor, built in wardrobes and dual aspect windows.

BEDROOM 2

11'1" x 8'8" (3.4m x 2.7m)

Double bedroom to the front of the property, carpet to floor, built in wardrobes and dual aspect windows.

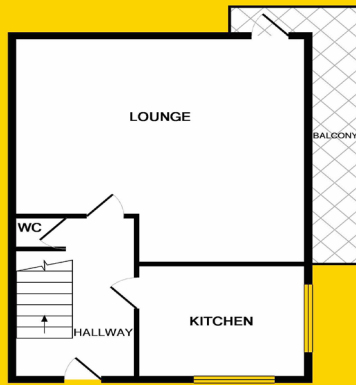
OFFICE

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

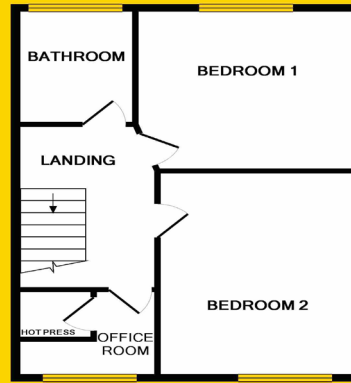
Carpet to floor, handy room as Office, nursery or storage.



FLOOR PLANS



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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084.

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



MORTGAGES

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