

FOR SALE

BY PRIVATE TREATY

34 The Gables
Grangeview
Clondalkin
Dublin 22



Two Bedroom Apartment
c.69.7sq.m. /750sq.ft.



Price: €185,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce No. 34 The Gables, Grangeview to the market boasting an enviable position tucked away within this exclusive and sought after development. With a secure gated entrance and manicured green space throughout, is it any wonder why The Gables is consistently 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. 34 is located on the first floor and offers living space of c. 750 sq ft comprising of entrance hallway open plan kitchen/lounge with separate utility room, master bathroom suite and two double bedrooms. This exquisite property is immaculately presented throughout and has undergone recent refurbishment making it truly "walk-in" condition. A magnificent starter home or an equally keen investment - strong interest is guaranteed! Call Ray Cooke Auctioneers today.

FEATURES

- c. 750 sq ft
- Management fee c. €1,500 per annum
- 1st floor
- Recently refurbished throughout
- Turn key condition
- Upgraded efficient electric heating system
- Double glazed windows
- Upgraded kitchen
- Upgraded flooring
- Upgraded internal doors
- Newly fitted bathroom suite with under floor heating
- 2 large double bedrooms
- Generous utility room housing washing machine + dryer and with ample storage space
- Sun Trap balcony access from lounge
- Secure gated development
- Pristine common areas and manicured communal



ACCOMMODATION

ENTRANCE HALL

Laminate flooring, access to lounge, bathroom, utility room and two bedrooms.

LOUNGE

15'0" x 11'8" (4.6m x 3.6m)

Laminate flooring, open plan access to kitchen and sliding door to balcony.

KITCHEN

8'8" x 6'5" (2.7m x 2m)

Upgraded kitchen, tiled to floor and splashback.



BEDROOM 1

14'4" x 10'4" (4.4m x 3.2m)

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



BEDROOM 2

14'4" x 8'8" (4.4m x 2.7m)

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

BATHROOM

5'5" x 5'5" (1.7m x 1.7m)

Fully tiled upgraded bathroom suite, fitted with wc, whb and bath with shower and under floor heating.



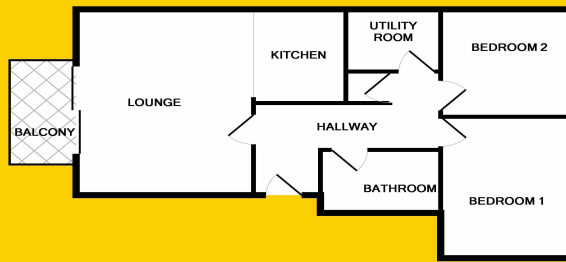
UTILITY ROOM

5'5" x 5'5" (1.7m x 1.7m)

Tiled to floor, washing machine and dryer and countertop storage.



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. Made with Metropix 5/2018

DIRECTIONS

From Red Cow proceed along Naas Road. Turn right at Newlands Cross (Maldron Hotel). Continue along the Fonthill Road at the next major roundabout take the first exit (left). Proceed along the Nangor Road and at the second set of traffic lights turn right. Pass the Swallows Pub on your right hand side and then turn left into Grangeview. WITHIN GRANEVIEW ESTATE TAKE THE SECOND LEFT TURN ONTO GRANGEVIEW LAWN, TURN RIGHT ONTO GRANGE PARK, AND THE GATED ENTRANCE OF THE GABLES IS DIRECTLY IN FRONT OF YOU.

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 40 30 720 or 087 136 8084. Alternatively you can send an email to ross@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:
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