

FOR SALE

BY PRIVATE TREATY

**Apartment 10,
Clonard Court
Kimmage
Dublin 12
D12AW81**



Two Bedroom Apartment
c.55.7sq.m /600sq.ft



Price: €245,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this two bedroom apartment to the market ideally positioned within the gated development of Clonard Court, just off Poddle Park, Kimmage. The location is second to none as you are within walking distance to the KCR along with a host of essential local amenities along with Dublin's City Centre being very easily accessible via a number of bus routes. Internal living accommodation of c. 600 sq ft comprises of entrance hallway, open plan kitchen/dining room, two double bedrooms and main family bathroom. No. 10 is a blank canvas throughout and is sure to appeal to both first time buyers and investors alike. Call Ray Cooke Auctioneers to register interest..

FEATURES

- c. 600 sq ft
- BER E1
- Management fee c. 1,560 per annum
- 1 designated parking space
- 1st floor
- Blank canvas inside
- Freshly painted throughout
- New flooring fitted
- 2 double bedrooms
- Fitted kitchen
- Secure gated development
- Magnificent location
- Within walking distance of KCR
- Dublin City Centre within easy reach
- Ideal for 1st time buyers & investors
- Viewing highly advised



ACCOMMODATION

HALLWAY

Laminate floor with access to lounge/
kitchen, bathroom and both bedrooms

LOUNGE

Laminate floor, large bright room,
freshly painted.



KITCHEN

Fully fitted kitchen, with tiled floor and
splashback.



BATHROOM

WC, wash hand basin, bath tiled to
floor, bath and electric shower.

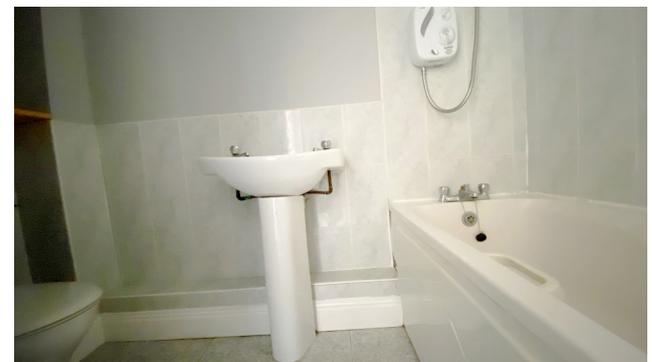
BEDROOM 1

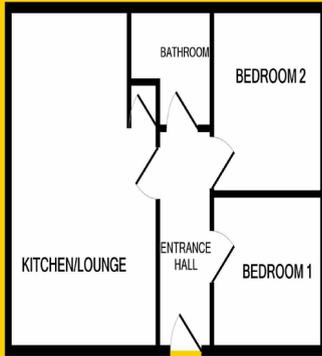
Double bedroom to front of property,
carpet floor.



BEDROOM 2

Double bedroom to rear of property,
carpet 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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For further information or advice, please call:
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