

**FOR SALE**

BY PRIVATE TREATY

**12 Quarryfield Court  
Clondalkin  
Dublin 22  
D22 V8N3**



**Three Bedroom Mid Terrace  
c.65sq.m / 700 sq.ft**



**Price: €245,000**

**raycooke.ie**

PSR Licence Number 002307



## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two bed house to the market tucked away within the quaint, gated development of Quarryfield Court, Dublin 22. Quarryfield Court boasts an idyllic location just off Knockmeenagh Road within the highly sought after "Newlands" pocket of Clondalkin. You are merely a short stroll from Clondalkin Village and its wide variety of amenities including Newlands Garden Centre, The Mill Shopping Centre, esteemed primary & secondary schools and Clondalkin Leisure Centre. On a transport note you are within arm's reach of the N7, the M50 Motorway, the Red Cow Luas Terminal and a host of bus routes serving Dublin's City Centre. Internal living accommodation of c. 700 sq ft comprises of lounge, guest wc, kitchen/breakfast room, two double bedrooms and main family bathroom. No. 12 has been lovingly cared for and is seen in pristine condition throughout. The front is not overlooked and offers ample parking space. The private rear comes with its own patio, ideal for outdoor relaxation or entertaining. Rarely do entry level properties come to the market within Newlands, and when they do, they are snapped up. Prime for first time buyers looking to step onto the property ladder or clients looking to downsize – Viewing highly advised!

## FEATURES

- c. 700 sq ft
- BER C2
- Management fee €674 per annum
- Double glazed windows
- Gas fired central heating
- Pristine condition throughout
- Guest WC
- 2 double bedrooms
- Ample wardrobe space
- Private rear courtyard
- Not overlooked to front
- Quaint gated development
- Tucked away within Newlands, just off New Road
- Within a short stroll of Clondalkin Village
- N7/M50 and The Luas all within arm's reach
- Ideal for first time buyers or anyone looking to downsize
- Viewing highly advised!



## ACCOMMODATION



### SITTING ROOM

12'3" x 18'2" (3.7m x 5.27m)

Laminate flooring, plaster and painted walls, feature fireplace, alarm, double glazed windows, and door leading directly to kitchen

### WC

2'9" x 4'6" (0.91m x 1.416m)

Wc and whb

### KITCHEN

12'3" x 10'5" (3.7m x 3.19m)

Tiled floor and splashback, floor and eye level units, integrated oven, and sliding door leading to rear court yard.

### BEDROOM 1

12'3" x 10'5" (3.7m x 3.19m)

Carpet floor, fitted wardrobes, double glazed windows, and top quality blinds.

### BEDROOM 2

12'3" x 9'4" (3.7m x 2.86m)

Carpet floor, fitted wardrobes, plaster and painted walls, double glazed windows, and top quality blind.

### FAMILY BATHROOM

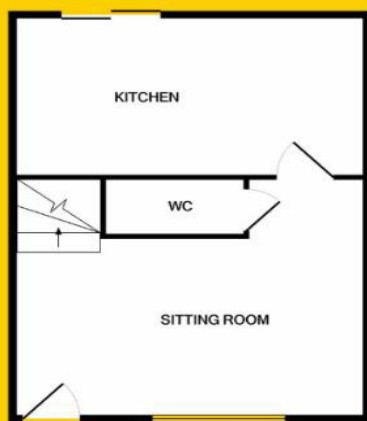
5'8" x 7'9" (1.41m x 2.65m)

Tilled floor and surround, full bath, wc, whb, and hot-press.

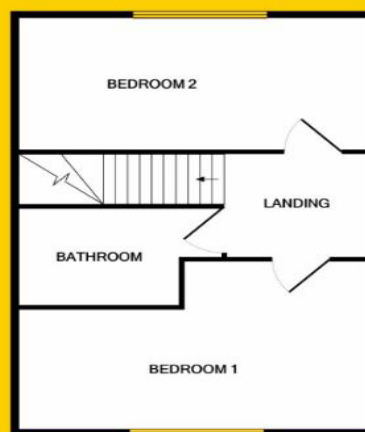




## FLOOR PLAN



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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

Alternatively you can send an email to [eoin.keogh@raycooke.ie](mailto:eoin.keogh@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:

**01 40 30 720**

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)

### GLASNEVIN

169 Mobhi Road  
Glasnevin  
Dublin 9

T +353 (0)1 699 5050  
E [glasnevin@raycooke.ie](mailto:glasnevin@raycooke.ie)

### RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice



**raycooke.ie**

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2021.