

FOR SALE

BY PRIVATE TREATY

**Apartment 69
Ard Cluain
Clonee
Co. Meath
D15 KF95**



Two Bedroom Apartment
c.74.32 sq.m / 800sq.ft



Price: €225,000

PSR Licence Number 002307

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DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this stunning 2 bedroom 3rd floor apartment to the market in the highly sought-after development of Ard Cluain located just off the main street in Clonee village.

Ard Cluain is a stylish residential development close to a huge range of shops and leisure amenities and within a very manageable commute of Dublin City Centre. The N3/Clonee interchange & M50 / M3 motorways are only a short distance away providing links across the city and local amenities include Blanchardstown Shopping Centre and a host of shops and amenities.

Bright and Spacious living accommodation of c. 800 sq. ft comprises of entrance hallway, open plan living room/kitchen, 2 generous sized double bedrooms with built in wardrobes, master with ensuite, and a main bathroom with bath and shower. The property benefits double glazed windows throughout, Dual aspect living, sunny private balcony, and a designated parking space.

No 69 is Ideal for first time buyers, those looking to trade up & investors. Do not miss this one!

Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

c. 800 sq.ft

BER C2

2 Bed 2 Bath apartment

3rd floor position

Bright and Spacious

Quality flooring throughout

Private balcony with sunny aspect

Communal well-maintained courtyard

Double glazed windows throughout

Dual Aspect

Lift Access

Located in the heart of Clonee Village just off the Main Street

Short drive to Blanchardstown Shopping Centre

Excellent Primary & Secondary schools close by

A host of local amenities on your doorstep

Bus routes No. 70 and 270 offering frequent service to the city centre and surrounding areas.

Easy access to M3/N3.

Lidl and Aldi stores within minutes' walk

Early viewing highly advised!!



ACCOMMODATION



HALLWAY

3'6" x 15'0" (1.1m x 4.6m)

Timber flooring with access to the living area, bath room and bedrooms.

LIVING ROOM / KITCHEN

Living Room 14'1" x 8'2" (4.3m x 2.5m)

Timber flooring with access to balcony.

Kitchen 13'4" x 10'8" (4.1m x 3.3m)

Timber flooring with fitted units.



BEDROOM 1

17'5" x 9'8" (5.4m x 3.0m)

Double bedroom with carpet to floor, built in wardrobes and ensuite.

Ensuite - 7'5" x 5'2" (2.3m x 1.6m)

Tiled flooring with WC, WHB and shower.



BEDROOM 2

11'5" x 8'2" (3.5m x 2.5m)

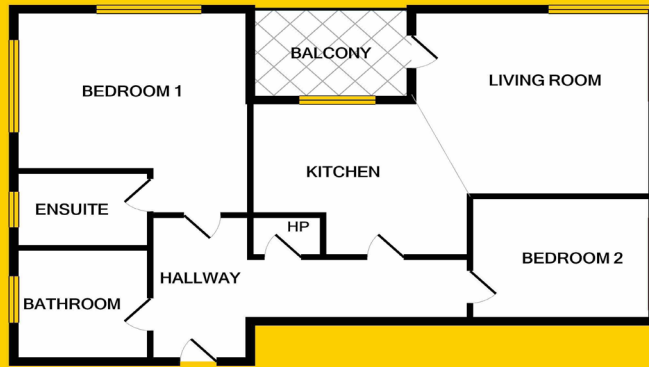
Double bedroom with carpet to floor and built in wardrobes.

BATHROOM

7'2" x 5'5" (2.2m x 1.7m)

Tiled flooring and walls with WC, WHB and bath.





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 ©2021

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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

john.sullivan@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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