

FOR SALE

BY PRIVATE TREATY

12 Monastery Rise
Clondalkin
Dublin 22
D22 WD56



Three Bedroom Semi Detached
c.77.1sq.m. /830sq.ft.

BER TBC

Price: €289,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce no. 12 Monastery Rise to the market boasting an idyllic position within one of Dublin 22's more mature and highly sought after developments. Monastery Rise is located in the heart of Clondalkin Village and finds a wide array of amenities all within a short stroll including Clondalkin Library, The Mill Shopping Centre, a choice of well renowned primary & secondary schools and a variety of trendy bars/café/restaurants. On a transport note a number of bus routes serving Dublin's City Centre are within arm's reach and both the M50 Motorway and the Red Cow Luas Stop are all found merely minutes by car. Internal living accommodation of c. 830 sq ft comprises of extended front porch, entrance hallway, lounge, kitchen/dining room, three bedrooms and family bathroom. No. 12 is fully detached from its neighbours and boasts the added advantage of a larger than average side entrance which offers potential to easily extend the ground floor living space. The front is not overlooked with ample parking space and the large rear garden comes with a sunny south westerly orientation attracting the sun throughout the day. Viewing is highly advised - Call Ray Cooke Auctioneers today for further information or to arrange viewing.

FEATURES

- c. 830 sq ft
- DETACHED property
- Double glazed windows
- Oil fired central heating
- Extended porch
- Generous rear garden
- Sunny south westerly rear orientation
- Not overlooked to front
- Cobble lock driveway with ample parking space
- Larger than average side entrance with potential to extend
- Mature and highly sought after development
- Ideally positioned in the heart of Clondalkin Village
- Within walking distance of all local amenities
- The Luas, bus routes and M50 Motorway all at arms reach
- Viewing highly advised!



ACCOMMODATION

FRONT

Large cobblelock driveway.

ENTRANCE HALL

Extended porch, timber flooring, carpet to stairs and landing, and access to lounge and kitchen.

LOUNGE

15' x 13'7" (4.6m x 4.2m)

Timber flooring, feature fireplace, and two bright windows.

KITCHEN

15' x 8'8" (4.6m x 2.7m)

Fitted units, tiled floor and to splashback, and sliding door to rear.

BEDROOM 1

8'8" x 7'5" (2.7m x 2.3m)

Double bedroom to the rear of the property with laminate flooring.

BEDROOM 2

13'1" x 10'8" (4m x 3.3m)

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

BEDROOM 3

8'8" x 7'2" (2.7m x 2.2m)

Single bedroom to the rear of the property, with laminate flooring.

BATHROOM

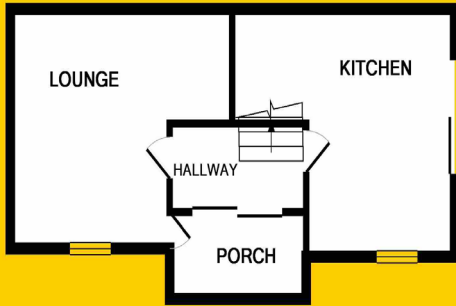
Fully tiled, fitted with wc, whb, and shower cubicle.

REAR

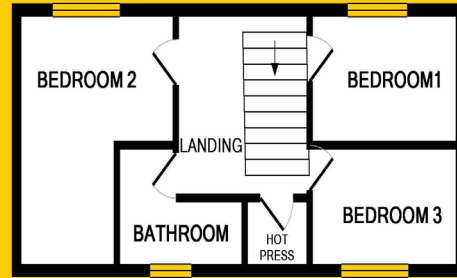
Fully walled with block storage shed, large side entrance, and sunny South Westrely facing aspect.



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 40 30 720 or 087 136 8084.

Alternatively you can send an email to Ross@raycooke.ie and he will contact you in due course.



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 6875800

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

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

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

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

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

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@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 2016.