

FOR SALE

BY PRIVATE TREATY

**74 Monksfield Heights
Clondalkin
Dublin 22
D22FD63**



Three Bedroom Semi Detached
c.89.1sq.m /960sq.ft



Price: €315,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous three bedroom semi-detached family home to the market ideally located overlooking the picturesque green on Monksfield Heights, Dublin 22. This location proves ever popular with families and young professionals as it finds itself within close proximity of Clondalkin Village and its vast array of amenities including The Mill Shopping Centre, Clondalkin Leisure Centre, esteemed primary & secondary schools, and a host of bars & restaurants. Bus routes to and from Dublin's City Centre are within a short stroll and both The Luas & The M50 Motorway are very easily accessible. Internal living accommodation of c. 950 sq.ft comprises of entrance hallway, living room, open plan kitchen / dining room, 3 spacious bedrooms along with main family bath, to the rear of the property you are greeted with a sunny south facing low maintenance garden, neatly tucked away at the end of the garden you will find a self contained unit (currently in use as a home office) to the front of the property you have ample off street parking. Prime for first time buyers - immediate interest is guaranteed. Contact Ray Cooke Auctioneers today for more information.

FEATURES

- BER – D1
- c. 950 sq.ft
- Oil fired central heating
- Double glazed windows
- Panelling in entrance hall and stairs
- Fully fitted kitchen
- Open plan kitchen / diner
- Three generous bedrooms
- Low maintenance rear garden with self contained unit (currently in use as a home office)
- Sunny south facing rear aspect
- Shared gated side access
- Ample off street parking
- Cobblelock drive to front
- Mature and sought after area
- Within easy reach of local shops and schools
- The M50 Motorway & The Luas within arms reach
- Overlooking a picturesque green area
- Ideal for first time buyers
- Call Ray Cooke Auctioneers today for more information!



ACCOMMODATION



HALLWAY

5'9" x 6'8" (1.8m x 2.1m)

Laminate flooring with pannelling, carpet to stairs and landing with acces to the lounge.

LOUNGE

14'7" x 13'1" (4.5m x 4.0m)

Laminate flooring with open fire and built in cabinets.

KITCHEN /DINING ROOM

14'4" x 16'07" (4.4m x 4.9m)

Laminate flooring, fitted kitchen with tiled splashback.



BEDROOM 1

12'1" x 9'8" (4.2m x 2.6m)

Double bedroom to the front of the property with laminate flooring and fitted wardrobes.

BEDROOM 2

7'1" x 10'1" (2.4m x 3.1m)

Double bedroom to the rear of the property with lamiante flooring and fitted wardrobes.



BEDROOM 3

7'8" x 10'1" (2.4m x 3.1m)

Single bedroom to the front of the property with laminate flooring and fitted wardrobes.

BATHROOM

7'8" x 5'5" (2.4m x 1.7m)

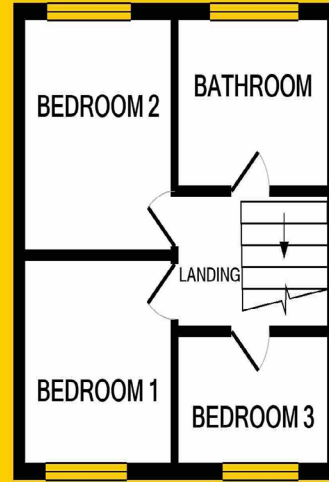
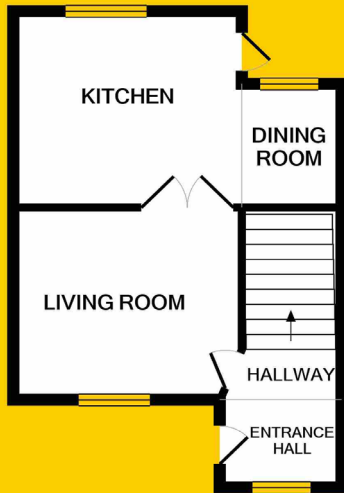
Tiled wet areas with WC, wash hand basin and power shower.



REAR GARDEN

South facing garden, low maintance, shed.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to Alanna.tyrrell@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

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