

**FOR SALE**

BY PRIVATE TREATY

7 Monastery Gate Villas  
Clondalkin  
Dublin 22



Three Bed Semi Detached  
c.92.9sq.m. /1,000ft

**BER** TBC

**Price: €250,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine three bedroom semi detached property located on Monastery Gate Villas, Clondalkin. The exclusive Monastery Gate development finds itself conveniently located within walking distance of The Red Cow Luas Stop along with The Monastery Road, Clondalkin Village and the M50 Motorway all only a stone's throw away.

Interior living accommodation of c. 1,000 sq ft comprises of entrance hall, guest wc, kitchen/dining room, lounge, three bedrooms(two double/one single), main family bathroom and master bedroom ensuite. No. 7 boasts a host of additional features including gas fired central heating, double glazed windows and is not overlooked to the front. It would make an ideal home for any first time buyer or an equally keen investment. Early viewing is highly advised, call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 1,000 sq ft
- Gas fired central heating
- Double glazed windows
- Generous rear garden
- Cul de sac
- Within walking distance of the Luas
- Within walking distance of Clondalkin Village
- M50 motorway within easy reach
- Ideal for both 1st time buyers & investors
- Viewing highly advised



## ACCOMMODATION

### HALLWAY

17'3" x 7'2" (5.3m x 2.2m)

Laminate flooring, access to lounge and kitchen/dining and guest w.c. Carpet to stairs and landing.

### LOUNGE

16'7" x 10'8" (5.1m x 3.3m)

Laminate flooring, feature fireplace, double doors to kitchen/dining room.

### KITCHEN/DINING ROOM

16'0" x 7'8" (4.9m x 2.4m) AND 11'4" x 8'5" (3.5m x 2.6m)

Kitchen - Tiled to floor and splashback, fitted with units and worktops

Dining Area - Laminate flooring, sliding door to rear.

### BEDROOM 1

11'4" x 7'5" (3.5m x 2.3m)

Single bedroom to the rear of the property, carpet to floor.

### BEDROOM 2

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

Double bedroom to the rear of the property, carpet to floor and built in wardrobes.

### BEDROOM 3

13'7" x 11'4" (4.2m x 3.5m)

Master bedroom to the front of the property, carpet to floor and access to ensuite.

### BATHROOM

6'5" x 5'5" (2m x 1.7m)

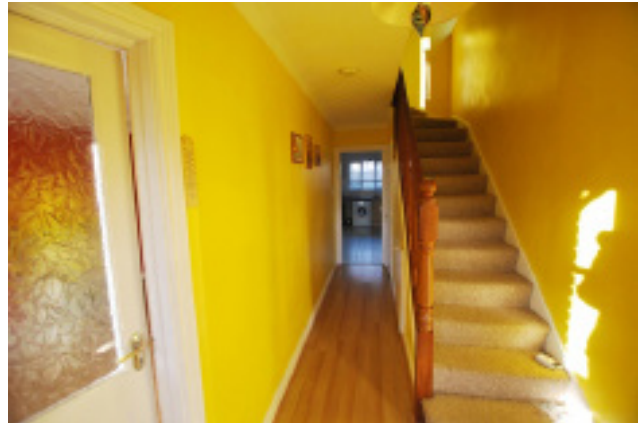
Fitted with w.c. whb and bath with shower.

### OUTSIDE FRONT

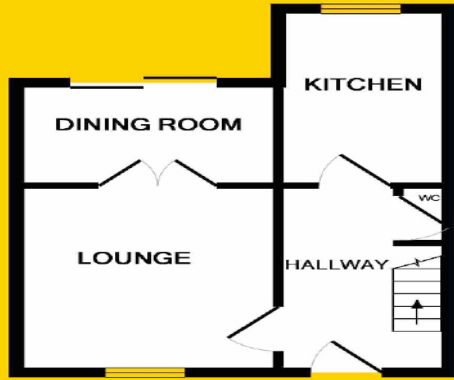
No overlooked, side lawn area with cobblelock driveway.

### OUTSIDE REAR

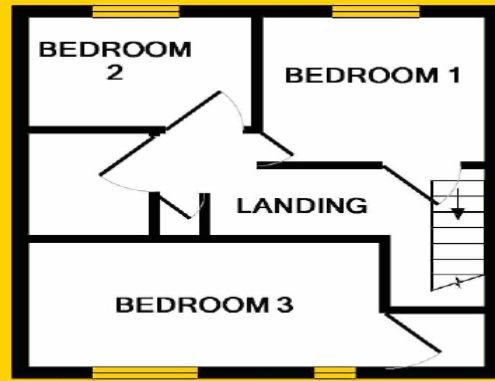
Fenced to sides and rear, large lawn area with Barna Shed.



## FLOOR PLANS



GROUND FLOOR



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. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

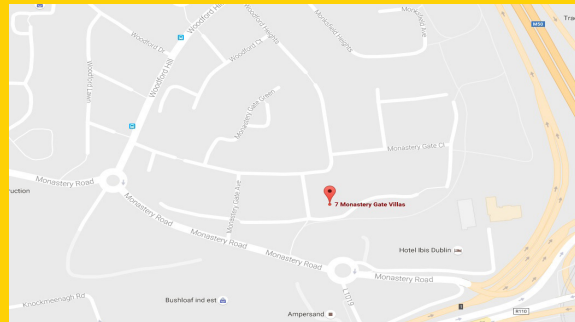
## DIRECTIONS

From Red Cow roundabout follow the signs for Monastery Road. At the roundabout turn left onto Monastery Road for approx 100 meters and take first right turn into Monastery Gate. At the T-junction turn right and right again. At the next T-junction turn left onto Monastery Gate Villas and no. 7 can be found on the left hand side.

## 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.

## LOCATION



## 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](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

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