

**FOR SALE**

BY PRIVATE TREATY

**105 Thornfield Square  
Clondalkin  
Dublin 22  
D22XD30**



Two Bedroom Third Floor Apartment  
c.65.03q.m /700sq.ft



**Price: €149,950**

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

## DESCRIPTION

Ray Cooke Auctioneers are delighted to bring this extremely bright and spacious two double bedroom second floor apartment to the market with a superb location in the heart of Clondalkin Village in the Thornfield Square development off Watery lane. This property is a fantastic investment opportunity or the perfect starter home for a first time buyer, located with easy access to all major bus routes, Luas Red line and access to the N7 and M50 road networks. Internal living accommodation of c. 700 sq ft comprises of an entrance hall, large living area with a balcony, kitchen, inner hall way leading to main family bathroom, bed room and master bedroom equipped with both walk in wardrobe and fitted wardrobe. This property is beautifully presented in a very clean condition, having recently been re painted. A first time buyers or investors dream, as the property is in turn key condition. Immediate interest is guaranteed - Call today to arrange a viewing!

## FEATURES

- C. 700 Sq. ft
- BER D2
- Management fees €1745
- Freshly painted throughout
- Second floor apartment
- Balcony not overlooked
- Fully fitted kitchen units (Inc. washer & dryer)
- Main Bathroom with bath Inc. shower
- Walk in and built in wardrobes in master bed room
- Large storage throughout including hot press
- Electric storage heaters throughout
- Internal lift access
- Located in the heart of Clondalkin Village
- Easy reach of main transport routes N7 and M50
- Underground parking for residents and visitors





## ACCOMMODATION

### ENTRANCE HALL

9'15"(2.79m)

L shaped hallway with access to all rooms.

### LOUNGE

18'04"x18'04"(5.5m x 5.5m)

Large bright room, laminate flooring, access to kitchen, double doors to balcony.

### KITCHEN

10'30"x5'18"(3.14m x 1.58m)

Tiled fitted kitchen, washing machine and dish washer.

### BEDROOM 1 MASTER

9'0"x11'97"(2.64m x 2.72m)

Built in wardrobes and laminate flooring.

### BEDROOM 2

8'66"x8'92"(2.64m x 2.72m)

Built in wardrobes and laminate flooring.

### BATHROOM

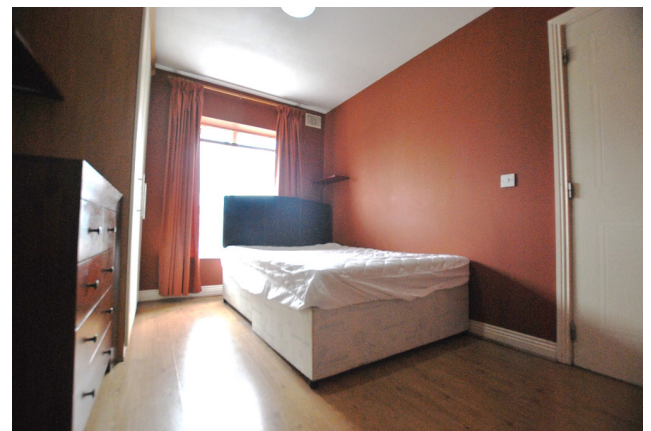
11'84"x5'08"(3.61m x 1.55m)

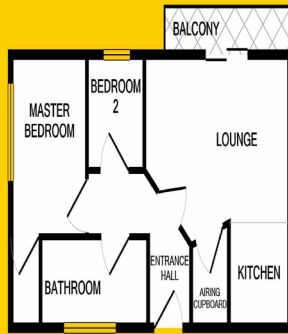
Tiled floor, Bath w.c, whb and shower.

### HOTPRESS

6'10"(1.86m)

Large hotpress with storage





## 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 4030720 or 087 1368084

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@raycooke.ie) and we will contact you.



## MORTGAGES

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