

# FOR SALE

32 MONKSFIELD GROVE,  
CLONDALKIN, DUBLIN 22.

€270,000



## THREE BED MID TERRACED HOUSE c.76 sq.m.

**BROE auctioneers** are delighted to present this superb opportunity to purchase this wonderful three bedroom family home.

No. 32 is located in a much sought after area and is presented in turn key condition with benefits including, gas fired central heating, double glazing windows & doors, alarmed and private low maintenance rear garden.

Tower House, Monastery Road,  
Clondalkin Village, Dublin 22  
01 459 4433  
[www.broe.ie](http://www.broe.ie)  
Licence number 001123

12 Camden Row,  
Dublin 8  
01 479 0503  
[www.broe.ie](http://www.broe.ie)

## 32 MONKSFIELD GROVE, CLONDALKIN, DUBLIN 22.



### DETAILS

**BROE auctioneers** are delighted to present this superb opportunity to purchase this wonderful three bedroom family home. No. 32 is located in a much sought after area and is presented in turn key condition with benefits including, gas fired central heating, double glazing windows & doors, alarmed and private low maintenance rear garden. The generous proportioned accommodation consists of entrance hall, lounge with open fireplace, large modern integrated kitchen cum dining room to include all appliances with patio doors to rear garden. Upstairs there are three bedrooms and family bathroom. There is ample parking to front allowing 2 car spaces. The location is second to none with both Clondalkin Village and the Red Cow LUAS line just minutes away. The property is positioned close to Newlands Cross and just moments away from the N7 and M50 motorway, which enables easy access to all parts of the country.

**Contact BROE auctioneers to register your interest!**



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### EXTRA FEATURES

- Gas fired central heating.
- Large modern integrated kitchen.
- Alarmed.
- New blinds installed 2020.
- Double glazed windows & doors installed February 2020 with 10 year guarantee!
- Generous room proportions.
- Stira stairs to fully floored & insulated attic.
- Paved front garden allowing 2 car spaces.
- Low maintenance rear garden.
- Superb location close to Clondalkin Village & LUAS line.



### LOCATION



### CONTACT DETAILS

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<b>Entrance Hall</b>	4.49m x 1.74m	With tiled flooring & alarm panel.
<b>Lounge</b>	4.29m x 3.15m	Spacious bright lounge with solid wood flooring & open fireplace.
<b>Kitchen</b>	2.06m x 2.30m + 2.96m x 4.98m	Large bright & modern integrated kitchen to include all appliances with ample storage. Tiled flooring throughout and double patio doors to rear garden.
<b>Bedroom (1)</b>	3.78m x 2.79m	Large double bedroom with new carpet flooring and built in wardrobe.
<b>Bedroom (2)</b>	2.93m x 3.10m	Double bedroom with new carpet flooring and built in wardrobe.
<b>Bedroom (3)</b>	2.78m x 2.19m	Carpet flooring and built in wardrobe with storage units.
<b>Bathroom</b>	1.65m x 1.83m	Fully tiled modern bathroom with electric shower and heated towel rail.
<b>Outside</b>		Paved front garden allowing 2 car spaces. Low maintenance rear garden with mature shrubs and patio area.



Note: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied upon as a statement of representation of fact. 2. The Vendor does not make or give, nor is Noel Broe & Sons Ltd T/A Broe Auctioneers or its staff authorized to make or give any representation or warranty in respect of this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and contract of sale the latter shall prevail. We do not hold ourselves responsible for an expense incurred in inspecting this property should it not be suitable, already let, sold or withdrawn from sale. Directors: J. Broe, C. Leap. Registered in Ireland No. 53273



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