

**FOR SALE**

BY PRIVATE TREATY

**4 Monastery Gate Lawns  
Clondalkin  
Dublin 22  
D22L235**



Three Bedroom Terraced  
c.79.sq.m /850.sq.ft



**Price: €268,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this magnificent three bedroom terraced family home to the market located on Monastery Gate Lawns, 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. 850 sq ft comprises of entrance hallway, kitchen/dining room, lounge, three bedrooms(two double/one single), main family bathroom and master bedroom ensuite.

No. 4 is a wonderful example and is beautifully presented throughout. The rear garden is low maintenance and boasts a sunny south facing orientation attracting sunshine all day long. Absolute ideal for first time buyers, call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 850 sq ft
- BER C1
- Well presented throughout
- Alarmed
- Gas fired central heating
- NEW GAS BOILER
- Double glazed windows
- Master bedroom ensuite
- Low maintenance rear garden
- Sunny south facing orientation
- Cobblelock driveway
- Within walking distance of the Luas
- Within walking distance of Clondalkin Village
- M50 motorway within easy reach
- Ideal for 1st time buyers
- Viewing highly advised!



## ACCOMMODATION

### FRONT

Cobblelock driveway, walled and fenced.

### HALLYWAY

15'4 x 5'9(4.7m x 1.8m)

Tiled to floor, access to kitchen, dining room and lounge and carpet to stairs.

### KITCHEN/DINING

15'4 x 5'9(4.7m x 1.8m)

Fitted L-shaped kitchen, tiled to floor and splashback and shutter blinds.



### LOUNGE

14'7 x 11'8' (4.5m x 3.6m)

Laminate flooring, feature fireplace, sliding doors to rear garden and understairs storage.

### BEDROOM 1

11'1 x 9'1(3.4m x 2.8m)

Double bedroom to the rear of the property, carpet to floor and access to ensuite.



### BATHROOM

8'2 x 5'19(2.5m x 1.8m)

Fully tiled, fitted with wc, whb, and bath with triton shower.



### BEDROOM 2

12'4 x 8'5(3.4m x 2.8m)

Double bedroom to the front of the property, timber flooring, built in wardrobes and shutter blinds.

### BEDROOM 3

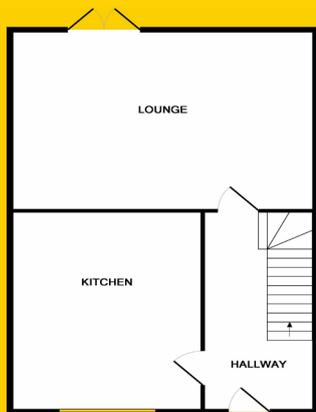
9'1 1 x 6'8(2.8m x 2.1m)

Single bedroom to the front of the property, carpet to floor and shutter blinds.

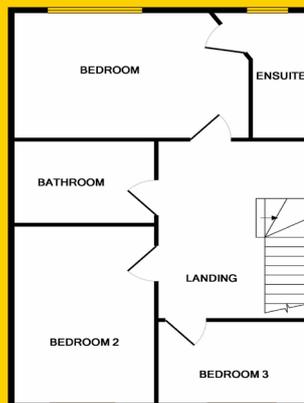
### REAR

Low maintenance rear, fully fenced, paved and decked areas, barna shed and sunny southerly aspest.





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 4030720 or 0871368084.

Alternatively you can send an email to [Ross@raycooke.ie](mailto:Ross@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:  
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