

**FOR SALE**

BY PRIVATE TREATY

28 Thornfield Square  
Clondalkin  
Dublin 22  
D22E162



Two Bedroom Apartment  
c.75.2sq.m. /810sq.ft.

**BER** TBC

**Price: €160,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this two bedroom ground floor apartment to the market in Thornfield Square, Clondalkin. This central development is located just off Watery Lane and finds itself quite literally a short stroll from the heart of Clondalkin Village. Buses are found at the entrance to the development and both the M50 Motorway & The Red Luas Line within 5 minutes by car. Primary & secondary schools, Corkagh Park, Clodalkin Leisure Centre and The Mill Shopping Centre are all very easily accessible.

Living accommodation of 820 sq ft comprises of entrance hallway, lounge/dining room with separate kitchen, two double bedrooms, main family bathroom and master bedroom ensuite. No. 28 will appeal to both first time buyers and investors alike and immediate interest is guaranteed. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 820 sq. ft.
- Electric storage heating
- Upper level & underground parking
- Ground floor
- Electric storage heating
- 2 double bedrooms
- Bathroom & ensuite
- Only a stone's throw from the heart of Clondalkin Village
- Bus routes to the front of the development
- M50 Motorway & The Luas found within a 5 minute drive
- Ideal for both 1st time buyers & investors
- Viewing highly advised!



# ACCOMMODATION



## HALLWAY

Laminate flooring with access to lounge/kitchen, bedrooms and bathroom.

## LOUNGE

Large bright lounge with laminate flooring and open plan kitchen.

## KITCHEN

Fully fitted kitchen with a range of eye and floor level units with laminate flooring.

## BEDROOM 1

Double bedroom with carpet flooring and built in wardrobes.

## BEDROOM 2

Double bedroom with carpet flooring and built in wardrobes and access to ensuite.

## BATHROOM

Fully fitted bathroom with w.c, whb and bath, tiled flooring.





## FLOOR PLANS



## 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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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