

**FOR SALE**

BY PRIVATE TREATY

19 Grangeview Place  
Clondalkin  
Dublin 22



2 Bedroom Apartment  
c.72sq.m. /775sq.ft

**BER** TBC

**Price: €169,000**

**raycooke.ie**  
PSRA LICENCE NO. 002307



## DESCRIPTION

Ray Cooke auctioneers are delighted to present this bright and spacious two double bedroom first floor apartment to the market located in the gated development of Grange View Place, Dublin 22. Set overlooking a communal garden area, the property is presented turnkey condition with plenty of natural light, own front door access and also benefits from ample communal parking outside. Interior living accommodation comprises of entrance stairway, family bathroom, two large double bedrooms with built in wardrobes, large living room with French doors leading into kitchen/dining area. In addition this property also boasts 2 balconies, one of which overlooks a well maintained courtyard area. This superb development is located just off the New Nangor Road in Clondalkin, approximately 11.5 km west of Dublin City Centre. Situated minutes from Clondalkin Village, Grange Castle Business Park, Profile Park, The Mill Shopping Centre and the N7 (Naas Road) along the Outer Ring Road easily accessing the N4 and M50 road networks. There also plenty of transport links to Dublin City Centre via Dublin Bus routes 13, 68 and the 151. Also the N7, N4 and M50 motorways are all easily accessible. Call Ray Cooke Auctioneers today for further information or to arrange viewing.!

## FEATURES

- First floor apartment.
- Electric Heating
- 2 sunny balconies
- Double glazed windows
- Dual aspect apartment
- Attic space
- Generous storage room /utility in hallway
- Electronic gates to front
- Ample communal parking space
- Fully alarmed
- Gated development
- Storage shed
- C. 775 Sqft in size



## ACCOMMODATION

### HALLWAY

16'0" x 8'5" (4.9m x 2.6m)

Tiled floor, quality carpet on stairs and landing access to all rooms.

### KITCHEN

12'1" x 13'7" (3.7m x 4.2m)

Fully fitted kitchen with oven, hob, dining area, laminate flooring, access to balcony and double doors to...

### LOUNGE

13'7" x 14'4" (4.2m x 4.4m)

Feature fireplace with electric fire insert and timber surround, laminate floor, access to balcony.

### BEDROOM 1

12'1" x 9'8" (3.7m x 3m)

Double room with built in wardrobe, laminate floor, TV point and quality blinds

### BEDROOM 2

12'1" x 8'5" (3.7m x 2.6m)

Double room with built in wardrobe, laminate floor and quality blinds.

### BATHROOM

12'1" x 5'5" (3.7m x 1.7m)

Fully tiled floor and part tiled walls, wash hand basin, wc, bath with power shower and glass panel. mounted towel rail.



## FLOOR PLANS



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

If travelling on New Nangor Road towards Newcastle, at the traffic light junction just after the Millcourt development turn right onto St Cuthbert's Road. Go straight through the roundabout and take the second left onto Grange View Road. Continue to the end of the Grange View Road and Grange View Place is behind electric gates in front of you. Number 19 is in the second block on the right hand side.

## LOCATION

## 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

Ray Cooke and he can be contacted on **01 4599 288 or 087 9693789.**

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

## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
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## CLONDALKIN

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