

FOR SALE

BY PRIVATE TREATY

19 Grangeview Place
Clondalkin
Dublin 22



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

BER TBC

Price: €169,000

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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.



