

FOR SALE

BY PRIVATE TREATY

10 Hillview
Mount Talbot
Clondalkin
Dublin 22



One Bedroom Apartment
c.51sq.m. /548sq.ft



Price: €139,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning one bedroom apartment located on the ground floor of "Hillview", Mount Talbot, which is arguably Dublin 22's most prestige apartment complex. Mount Talbot is located just off the Monastery Road and finds itself within arm's reach of The Naas Road, The M50 Motorway, The Luas Line, Clondalkin Village and a host of local amenities.

Interior living accommodation of c. 680 sq ft comprises of entrance hallway, master bathroom, double bedroom, open plan lounge/dining area with fully fitted kitchen. No. 10 is presented in pristine condition throughout and boasts a prime corner position within the development. There is generous outside space by means of a decked patio area with a sunny south westerly aspect attracting the sun all day long. Interest will be seen from first time buyers, anyone looking to downsize and also investors; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 548 sq ft
- Management fee c. 1,250 per annum
- Ground floor
- Designated underground parking space
- Video/Audio intercom system
- Pristine condition throughout
- Fully fitted kitchen
- Generous decked outside patio area
- Gas fired central heating
- Double glazed windows
- Within walking distance of The Luas
- Within walking distance of Clondalkin Village
- Within arm's reach of The m50 Motorway & The Naas Road
- Viewing highly advised!



ACCOMMODATION

HALLWAY

10'8" x 1'5" (3.3m x 1.5m)

Laminate flooring, storage press, access to bathroom, bathroom, bedroom and lounge.

BATHROOM

7'5" x 6'5" (2.3m x 2m)

Fitted with w.c, whb and bath with pump shower, tiled to floor and around bath.

BEDROOM 1

10'8" x 10'8" (3.3m x 3.3m)

Double bedroom, carpet to floor, blinds and built in wardrobes.

LOUNGE/DINING

19'3" x 12'7" (5.9m x 3.9m)

Open plan lounge/dining room, laminate flooring, large bay window, open plan access to kitchen.

KITCHEN

8'8" x 8'2" (2.7m x 2.5m)

Tiled floor and splashback, fully fitted kitchen with intergrated appliances.

OUTSIDE

Generous decked balcony/patio area, not overlooked, sunny south/west facing orientation.



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. Made with Metropix 50017.

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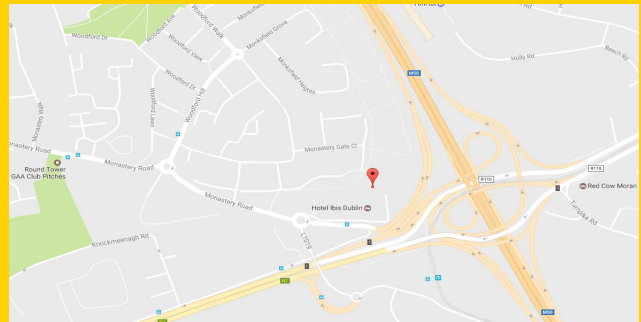
DIRECTIONS

If travelling out of Clondalkin Village proceed along Monastery Road at at the large roundabout at the top of Woodford Hill take the 2nd exit. Pass Monastery Gate on the left hand side and at the next roundabout take your 1st exit entering the grounds of the Ibis Hotel. The development can be found behind the hotel and Hillview is the block on the left hand side. No. 10 is located on the ground 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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

Alternatively you can send an email to ross@raycooke.ie and we will contact you.

MORTGAGES

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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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