

**FOR SALE**

BY PRIVATE TREATY

**12 Monksfield Downs  
Clondalkin  
Dublin 22  
D22 TW68**



Three Bedroom, Terraced  
c.90.01sq.m /970.sq.ft



**Price: €269,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this sublime extended three bedroom family home to the market on Monksfield Downs, Dublin 22. Consistently popular with young families, Monksfield finds itself in the thick of things with an endless list of essential amenities all close by. The Mill Shopping Centre, a variety of trendy cafés & bars, a choice of primary & secondary schools and Clondalkin Leisure Centre are found within walking distance while The N7, M50 Motorway and The Luas are merely minutes by car. Internal living accommodation of c. 970 sq ft comprises of lounge, extended open plan kitchen/dining/living room, three bedrooms and family bathroom. Ample parking opportunity is found to the front and the low maintenance rear is paved with granite slabs and comes with a barna storage shed. No. 12 has undergone complete refurbishment in recent years with no stone left unturned and is now presented in nothing less than turn-key condition. Each and every room has been transformed, not to mention the jaw dropping open plan rear extension, and would compete with any show house on the local market in terms of quality of finish. Prime for first time buyers - blink and you will miss this one. Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 970 sq ft
- COMPLETELY REFURBISHED THROUGHOUT
- BER C1
- Double glazed windows throughout
- Brand new composite front door
- Brand new gas combi boiler
- Rewired throughout
- New kitchen/flooring/tiling; all fixtures and fittings
- Extended to rear; large open plan kitchen/dining/living room
- Fully tiled bathroom
- Ample wardrobe space
- Low maintenance rear garden
- Granite paving slabs to rear
- Barna storage shed
- Off street parking
- Highly sought after development
- Clondalkin Village within arm's reach
- N7 and M50 motorway merely minutes by car
- The Luas within walking distance
- Prime for first time buyers
- STUNNING EXAMPLE
- Viewing highly advised!



## ACCOMMODATION

### FRONT

Widened driveway, ample parking space.  
Not directly overlooked.

### LOUNGE

14'7" x 10'8" (4.5m x 3.3m)

Carpet flooring, double doors to the kitchen with a featured fireplace.



### KITCHEN/DINING/LIVING

21'6" x 14'4" (6.6m x 4.4m)

Large open plan room with tiled flooring.

Fitted L shaped kitchen, understairs storage and patio doors to rear.

### BEDROOM 1

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

Double bedroom to the rear of the property with laminate flooring.



### BEDROOM 2

12'4" x 10'8" (3.8m x 3.3m)

Double bedroom to the front of the property, carpet flooring and built in wardrobes.

### BEDROOM 3

9' x 6'8" (3m x 2.1m)

Single bedroom to the front of the property, laminate flooring and built in wardrobes.



### BATHROOM

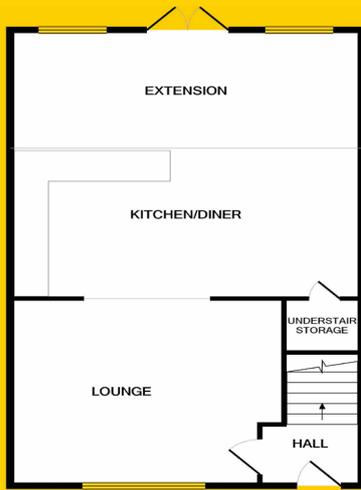
7'5" x 5'9" (2.3 x 1.8)

Fully tiled, fitted w/wc, wash hand basin and a walk in shower.

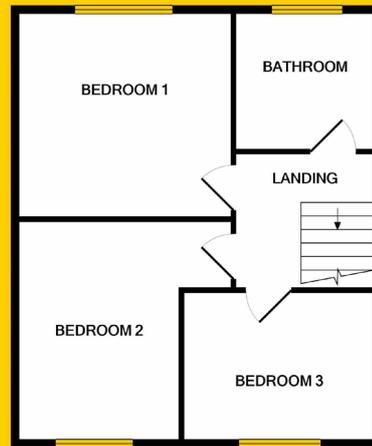
### REAR

Low maintained and granite pavement.  
Border planted areas with a barna shed.





GROUND FLOOR



1ST 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 087 1368084

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



## MORTGAGES

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For further information or advice, please call:  
**01 40 30 720**

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### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole  
Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



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