

FOR SALE

BY PRIVATE TREATY

13 Newlands Manor Fairways
Clondalkin
Dublin 22
D22 A4V2



Three Bedroom Duplex
c.109.6sq.m /1,180sq.ft



Price: €275,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are excited to present this stunning three-bedroom duplex to the market in the exclusive “Newlands Manor” development. With a secure gated entrance and picturesque views of the bordering Corkagh Park, the development consistently maintains its prestige status and is highly sought after. Clondalkin Village can be found within walking distance and within arm’s reach you will find a host of bus routes to and from Dublin’s City Centre, the Luas, the M50 Motorway and the N7.

Bright and spacious living accommodation of 1180 sq.ft comprises of entrance hall, guest W.C., kitchen with dining area, large lounge with balcony, three double bedrooms, main family bathroom, an ensuite and the added bonus of a large floored attic space. No. 13 is presented in beautiful condition throughout and is sure to cause a stir among a wide range of 1st time buyers and investors alike. Early viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- BER C2
- c. 1180 sq. ft
- Gas Fired Central Heating
- Pristine condition
- Ample storage
- Double Glazed Windows
- 3 bed / 3 bath
- White good, blinds and light fittings included
- Fully fitted kitchen
- Large floored attic space
- Beautiful private balcony overlooking Corkagh Park
- 3 large spacious rooms inc. master ensuite
- Fitted wardrobes
- Within easy reach of The M50 & N7 road networks
- Fantastic Location
- Bus routes to the front of the development
- Within walking distance of Clondalkin Village
- Call Ray Cooke Auctioneers today for more information!



ACCOMMODATION

HALLWAY

7'5" x 8'2" (2.3m x 2.5m)

Laminate flooring.

LOUNGE

20'01" x 12'4" (6.1m x 3.8m)

Laminate flooring with gas fire and access to the balcony.

KITCHEN/DINING ROOM

15'4" x 20'9" (4.7m x 6.4m)

Fitted kitchen with laminate flooring.



GUEST WC

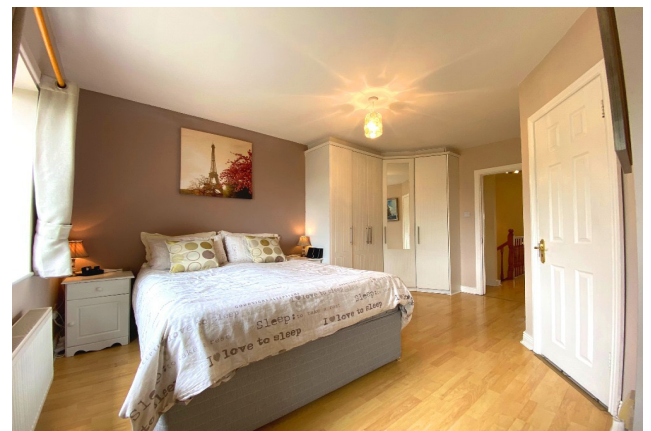
4'5" x 6'5" (1.4m x 2.0m)

Fitted with WC, wash hand basin and tiled flooring.

BEDROOM 1

13'7" x 8'5" (4.2m x 2.6m)

Double bedroom to the front of the property with laminate flooring, fitted wardrobes and access to ensuite with tiled flooring, WC, wash hand basin and shower.



BEDROOM 2

7'5" x 17'0" (2.3m x 5.2m)

Single bedroom to the rear of the property with laminate flooring and fitted wardrobes.

BEDROOM 3

13'4" x 7'5" (4.1m x 2.3m)

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



BATHROOM

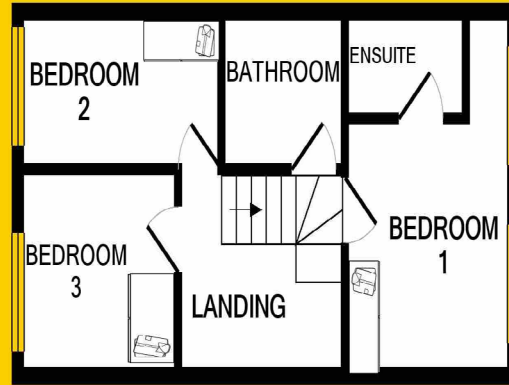
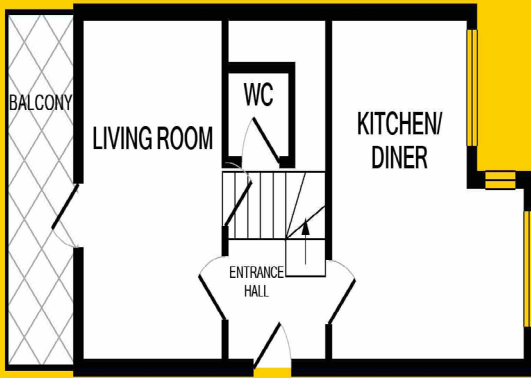
7'8" x 9'1" (2.4m x 2.82m)

Tiled flooring, WC, wash hand basin and tiled flooring with bath and shower..

REAR GARDEN

North west facing balcony over looking park.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

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



MORTGAGES

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



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

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

CLONDALKIN

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

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

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

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

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

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

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

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

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

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

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2021.