



10 Monastery Gate Copse,
Clondalkin, Dublin 22

 **HUNTERS**
ESTATE AGENT

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BER C1



For Sale by Private Treaty

Hunters Estate Agent are delighted to bring to the market this four bedroom semi-detached family home, extending to approx. 122sq.m/1,312sq. ft, located in this much sought after and quiet development close to the M50 and a short distance from Clondalkin village. Overlooking a green area this property boasts an attractive aspect. Throughout the property there are generous proportions and a wonderful quality of light. The current owners have spent considerable effort upgrading the insulation and windows for the property and have further added solar heating panels.

The property has been with the same family since its construction and is presented in good order and offers bright and spacious living. The accommodation briefly comprises entrance hall, w.c., living room, dining room, large family kitchen and utility room on the ground floor. Rising to the first floor there is a master bedroom with ensuite, two further double bedrooms, a single bedroom and a family bathroom. To the rear there is a garden with large Fabricast concrete shed and pedestrian side access. To the front of the property there is a drive way with parking for at least two cars.

The property is conveniently located in the popular Monastery Gate development close to Clondalkin village with all its amenities including shops, restaurants and boutiques. There is easy access to the M50 and N7 (Naas Road) while the property is also well serviced by public transport links including Bus and Rail. The Red Cow Luas stop and park and ride facility is ten minutes walk away also served by number of provincial buses. There are several restaurants and cafes close by including Joel's within walking distance and the trendy new

Happy Pear beside the Round Tower in the village not to mention a host of facilities and shopping.

Viewing is highly recommended.

SPECIAL FEATURES

- » Four large bedrooms
- » Spacious semi detached house extending to 122sq.m/1,312sq.ft
- » Solar thermal panels
- » Excellent C1 energy rating
- » Walking distance to Clondalkin village
- » Walking distance to LUAS
- » Easy access to the M50/N7
- » Mature development with large green
- » Gas fired central heating with thermostatically controlled radiators
- » Alarm system
- » Heating system powered flushed
- » Fabricast – concrete shed



ACCOMMODATION

PORCH

2.25m x 6.58m (7'4" x 21'7")
Tiled floor, sliding doors, lantern.

HALL

1.84m x 6.24m (6'0" x 20'5")
Carpet, ceiling light, under stairs storage, staircase to first floor, free standing cloaks cupboard.

GUEST W.C

Tiled floor, tiled walls, ceiling light, pedestal sink, W.C., towel ring.

LIVING ROOM

5.02m x 3.58m (16'5" x 11'8")
Carpet, curtain pole, ceiling light, fire surround with hearth/built in cabinet, T.V point, double doors to dining room.

DINING ROOM

4.21m x 2.94m (13'9" x 9'7")
Ceiling light, built in wall and floor units, double doors to Living room, sliding door to utility room and opening to kitchen.

KITCHEN

5.52m x 2.59m (18'1" x 8'5")
Built in wall and floor units, ceiling lights, Belling Kensington dual fuel range cooker, Belling extractor fan, stainless steel 1.5 sink with dining board, undercounter fridge, tiled splashback, Potterton gas boiler, heating controls, window blinds.

UTILITY ROOM

2.42m x 2.1 (7'11" x 6'10")
Built in wall and floor units, Zanussi washing machine, Beko dishwasher, Bosch chef freezer, ceiling light, French doors to rear garden.

LANDING

Carpet, stairs to attic space, door to hot-press with insulated cylinder.

BEDROOM 1

3.95m x 2.98m (12'11" x 9'9")
Carpet, curtain pole, built in wardrobes, ceiling light, window blind.

ENSUITE

0.8m x 2.28m (2'7" x 7'5")
Pedestal sink, W.C., shower enclosure, shaving light, extractor fan, Triton A5 2000 x T power shower, ceiling light.

BEDROOM 2:

3.32m x 3.32m (10'10" x 10'10")
Carpet, ceiling light, built in wardrobe, slide robes, T.V. point, curtain pole.

BEDROOM 3

Carpet, ceiling light, curtain pole, built in wardrobe.

BEDROOM 4

Carpet, ceiling light, built in wardrobe, curtain pole, window blind, T.V. point.

BATHROOM

Pedestal sink, W.C., shaving light, ceiling light, tiled walls, large glass and chrome shower enclosure, Triton A5 2000 x T power shower, Velux window.

OUTSIDE

FRONT GARDEN

Cobble lock garden, planted mature beds, off street parking.

REAR GARDEN

9.85m long x 7.0m wide

Laid out in hard landscaping with planted beds and pedestrian side access to front, large concrete shed 4.8m x 3.05m with and double-glazed window with electricity connection and plumbed for water and waste.

BER DETAILS

BER: C1

BER Number: 100282391

Energy Performance Rating: 150.6 kwh/m2/yr

VIEWING

Strictly by appointment through Hunters Estate Agent Rathfarnham on 01 493 5410 or email: rathfarnham@huntersestateagent.ie



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