

FOR SALE

BY PRIVATE TREATY

**20 Newlands Manor Park
Clondalkin
Dublin 22
D22Y6C2**



Two Bedroom Apartment
c. 62 sq.m / 670sq.ft



Price: €215,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are excited present this stunning Two-bedroom own door apartment 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. Along with the added benefit of having Liffey Valley Shopping Centre and Park West Business park only minutes by car. This property is in turn key condition having undergone renovation in the past few months. Interior living accommodation of c. 670 sq.ft comprises of entrance hallway, open plan lounge/dining area with fitted kitchen, two double bedroom, main family bathroom. This apartment is the ideal purchase for any first-time buyer or keen investor looking for a strong return. Viewing highly advised, call today to arrange a private viewing!



FEATURES

BER TBC

- C. 670 sq ft
- Gas Fired Central Heating
- Own Door private access
- Double glazed windows
- Immaculate presented apartment
- Open plan dining & living space
- Fitted kitchen units with washing machine & dishwasher
- Large spacious double bed rooms
- Fitted wardrobes
- Master ensuite
- Peaceful mature gated development
- Ample parking to the front of the property
- Close proximity to Liffey Valley SC and Park West Business Park
- Excellent access to M50 and N7
- Luas line and all major bus routes
- Call Ray Cooke Auctioneers for further information or to arrange viewing!



ACCOMMODATION

HALLWAY

3'6" x 4'2" (1.1m x 1.3m)

Laminate floor, access to living room

LIVING/DINING ROOM

23'6" x 15'4" (1.9m x 3.9m)

Laminate floor, fire place access to kitchen.

KITCHEN

6'2" x 12'7" (1.9m x 3.9m)

Fitted units, washing machine dish washer tiles to floor.

EN SUITE

5'9" x 5'2" (1.8m x 1.6m)

WC, shower, wash hand basin tiles to floor and walls.

BEDROOM 1

8'2" x 13'4" (2.5m x 4.1m)

Laminate floor, fitted wardrobes

BEDROOM 2

14'1" x 6'5" (4.3m x 2.0m)

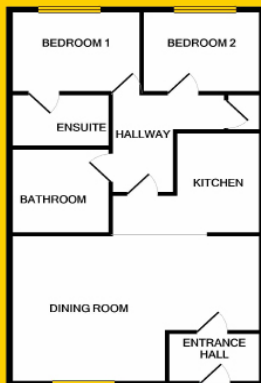
Laminate floor, fitted wardrobes.

BATHROOM

5'2" x 6'2" (1.6m x 1.9m)

Tiled floor and walls, wc, wash hand basin, bath.





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 0860606879

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



MORTGAGES

- Pre-approved Mortgage
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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

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



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