

FOR SALE

BY PRIVATE TREATY

**40 Green Isle Court
Clondalkin
Dublin 22
D22 YR61**



Two Bedroom Apartment
c. 58 sq.m / 624 sq.ft



Price: €189,000

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DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning two bedroom own door apartment to the market in the quaint and gated development of Green Isle Court, Dublin 22. This exclusive development proves ever sought after, with properties rarely coming to the open market, and is a stone's throw from a wide array of essential amenities. Local shops, schools, sports facilities and Corkagh Park are within walking distance and the Naas Road, M50 Motorway and Red Cow Luas Stop are all within arm's reach. Living accommodation of c. 624 sq ft comprises of lounge, kitchen, two bedrooms and main family bathroom. No. 40 is presented in good condition and is ready to walk into with top quality blinds, flooring and built in storage. The open fire in the lounge is a magnificent feature and once lit it provides heat to the whole property. Interest will be seen from first time buyers, investors and clients looking to down size - Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 624 sq ft
- BER C3
- Management fee c. 1,075 per annum
- Upgraded throughout
- 1st floor
- Attic storage space
- Own door entrance
- Electric heating
- Open fire to lounge
- New flooring
- Top quality blinds and flooring
- Secure gated development
- Communal green space
- Exclusive development in a magnificent location
- Within arm's reach of Naas Road, M50 & The Luas
- Corkagh Park found within a short stroll
- Ideal for 1st time buyers, investors and down sizers
- Viewing highly advised!



ACCOMMODATION

KITCHEN/DINING/LOUNGE

17'06" x 21'9" (5.2m x 6.7m)

Spacious room to the front of the property. Open fireplace, top quality blinds, and fitted kitchen with breakfast bar.



BATHROOM

5'8" x 7'7" (1.77m x 2.35m)

Part tiled bathroom with wc, whb, and full bath. Triton power shower and built in storage.



BEDROOM 1

6'2" x 11'3" (1.9m x 3.47m)

Single room to the rear of the property, laminate flooring, and top quality blinds.

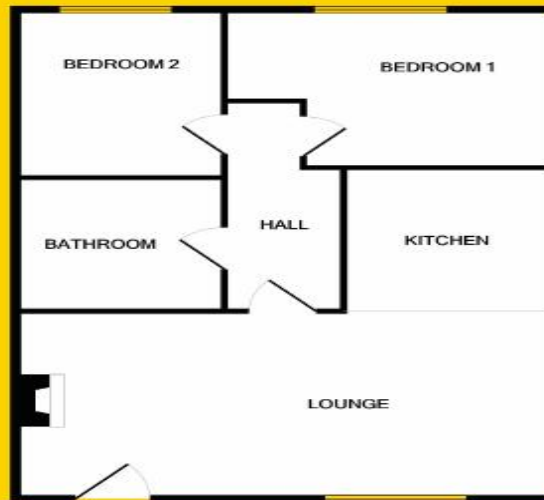
BEDROOM 2

11'3" x 9'5" (3.45m x 2.92m)

Double room to the rear of the property, top quality blinds, carpet floors, and built in wardrobes.



FLOOR PLAN



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

James Dronay and he can be contacted on 01 599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
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