

**FOR SALE**

BY PRIVATE TREATY

**16 Summerseat Court  
Clonee  
Dublin 15**



**2 Bedroom Apartment  
c.70sq.m. / 750sq.ft.**

**BER TBC**

**Price: €180,000**

**raycooke.ie**

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this two bedroom, own front door, apartment to the market in this stunning and highly sought after development of Summerseat Court, Clonee.

This spacious property is located on the 1st floor with its own door entrance. Living accommodation of c.750.sq.ft comprises of entrance hallway, kitchen/dining room, lounge, two double bedrooms and main family bathroom.

This highly sought after development is within easy reach of every conceivable amenity including shops, schools, leisure facilities and the N3 road network.

No. 16 comes to the market in clean condition throughout and is sure to appeal to both 1st time buyers and investors. The Management Fee stands at c. €700 per annum. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c.70sq.m (750sq.ft)
- Management fees €700 per annum
- LOCATION LOCATION LOCATION
- Stunning condition throughout
- 2 bedrooms/2bathrooms
- Own front door
- Master bedroom en-suite
- Double glazed windows
- Gas fired central heating
- Ample parking
- Highly sought after location
- Only a stone's throw from N3
- Walking distance of Clonee Village
- Every conceivable amenity on doorstep
- Early viewing highly advised!!



# ACCOMMODATION

## PORCH

Tiled flooring, access to lounge. Added privacy of own door.

## LOUNGE/DINING AREA

Large bright lounge with timber flooring, feature fire place with gas fire insert. Sliding doors to garden. Ample room for a table and chairs, access to kitchen.



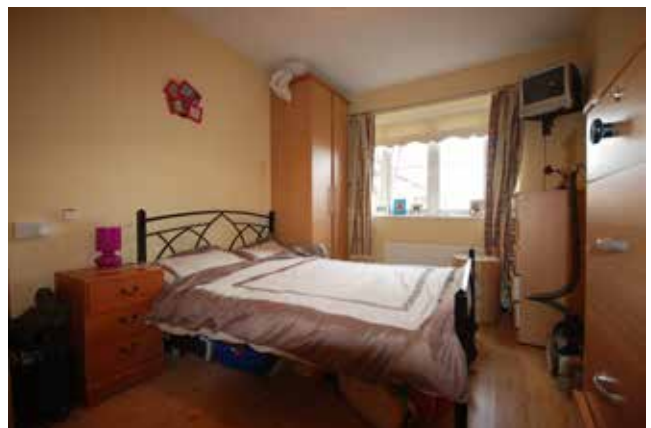
## KITCHEN

Fully fitted modern kitchen with tiled floors, splashback and surround. A range of floor and eye level units. Plumbed for washing machine.



## BEDROOM 1

Large double bedroom with timber flooring and built in wardrobes. En-suite bathroom with shower cubicle, W.H.B & W.C.



## BEDROOM 2

Single bedroom with timber flooring.

## BEDROOM 3

Single bedroom to the front of the property with carpet flooring, built in wardrobe and large picture window.



## BATHROOM

Fully fitted modern bathroom with full size bath and shower attachment. Tiled flooring, splashback and surround, W.C. and W.H.B.



## FLOOR PLANS



These floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Measurements have been rounded off and do not constitute any responsibility to provide clarity and advice. Please refer to the title deed for more information.

## DIRECTIONS

Coming from Blanchardstown: Enter into Clonée village and at Peugeot Garage turn left. Continue onwards a short distance and take turn left into Summerseat Estate.

Coming from Dunboyne: Follow signs through Dunboyne for Clonée Village. At Mc Donalds pub turn right. Continue onwards a short distance and turn left into Summerseat estate

## LOCATION



## 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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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

## MORTGAGES

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- Choice of Lenders



For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email to [sean@raycooke.ie](mailto:sean@raycooke.ie)

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### CLONDALKIN

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

T +353 (0)1 40 30 720

F +353 (0)1 40 30 760

E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght, Dublin 24

T +353 (0)1 45 99 288

F +353 (0)1 40 30 760

E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure, Dublin 6W

T +353 (0)1 68 75 800

F +353 (0)1 40 30 760

E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)



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