

FOR SALE

BY PRIVATE TREATY

**18 Grangeview Place
Clondalkin
Dublin 22
D22DA36**



Two Bedroom Apartment
c.75sq.m /805.sq.ft

BER TBC

Price: €189,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly introduce no. 18 Grangeview Place to the market boasting an enviable position tucked away to the rear of this exclusive and sought after development. With a secure gated entrance and manicured green space throughout, is it a wonder Grangeview Place is always in high demand? You are a short stroll from the Nangor Road and its variety of bus routes to and from Dublin's City Centre, Grange Castle Business Park is within arm's reach and both Clondalkin Village & Liffey Valley Shopping Centre are very easily accessible. No. 18 has its own front door on ground level giving way to first floor living space comprising of hallway, main kitchen/dining room, lounge, two double bedrooms and main family bathroom. Double doors can be opened between the kitchen and living room to provide the ultimate dual aspect living space.

An Ideal first purchase or an equally keen investment; viewing is highly advised. Call Ray Cooke Auctioneers today!

FEATURES

- C. 805 SQ FT
- GROUND FLOOR OWN DOOR ENTRANCE
- BER TBC
- MANAGEMENT FEE C. 1100
- ELECTRIC HEATING
- DOUBLE GLAZED WINDOWS
- WELL PROPORTIONED THROUGHOUT
- 2 DOUBLE BEDROOMS
- GENEROUS FAMILY BATHROOM
- BALCONY OFF BOTH KITCHEN AND LOUNGE
- SUNNY SOUTH FACING ASPECT
- SECURE GATED DEVELOPMENT
- MANICURED GREEN SPACE
- AMPLE PARKING SPACE
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- VIEWING HIGHLY ADVISED!



ACCOMMODATION

KITCHEN/DINING ROOM

11'7" x 13'6" (3.57m x 4.17m)

Tiled flooring with splashback.

Floor and eye level units, built in appliances with access to balcony.



LIVING ROOM

13'3" x 14'1" (4.06m x 4.31m)

Carpet flooring, electric heater, double doors with access to balcony.



BATHROOM

5'5" x 11'7" (1.70m x 3.59m)

Tiled flooring, tiled wall around bay and shower with an electric heater.



BEDROOM 1

9'61" x 11'9" (2.93m x 3.64m)

Laminate flooring, electric heating with built in wardrobes.

BEDROOM 2

8'5" x 11'8" (2.61m x 3.62m)

Laminate flooring, electric heating with built in wardrobes.





GROUND FLOOR

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 Droney and he can be contacted on 01 4030720 or 0861409043

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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