

# Apartment 14: Ninth Lock Road | Clondalkin | D22 NY50



Asking Price €245,000

Spacious apartment securely located on the first floor, with two double bedroom and two bathrooms. Well proportioned accommodation in good condition throughout and measuring circa 63sqm/678sqft. Lift access and one parking space.

Highly convenient location within minute's walk of The Mill Shopping Centre and Clondalkin Village. Excellent transport links including easy access to the LUAS at Red Cow and M.50/N7 road network.



# Accommodation

Total Floor Area: 63sq.m (678sq.ft.,) approx.

HALL: 2.51m x 2.76m

Entrance hallway with ceiling coving, laminate wood flooring, storage/hotpress.

LIVING/DINING ROOM: 3.84m x 4.52m + 3.50m x 1.80m

Large open plan living/dining room with a full ceiling to floor and wall to wall window offering plenty of natural light, laminate wood floor.

KITCHEN: 2.88m x 1.69m

Fully fitted kitchen with floor and wall mounted units, stainless steel sink, electric hob, oven, extractor, tile splashback, plumbed for washing machine. White goods included.

BEDROOM 1: 2.41m x 5.03m

Large double bedroom, large window, laminate wood floor, built-in wardrobes.

ENSUITE: 1.56m x 1.61m

Shower cubicle, shower, wash hand basin, w.c., shaving light, laminate wood floor.

BEDROOM 2: 2.49m x 3.94m

Generous double, built-in wardrobes, laminate wood floor, door to small balcony.

BATHROOM: 2.01m x 1.68m

Family bathroom with bath, overhead shower, wash hand basin, w.c., partly tile walls, shaving light and wall mounted mirror.

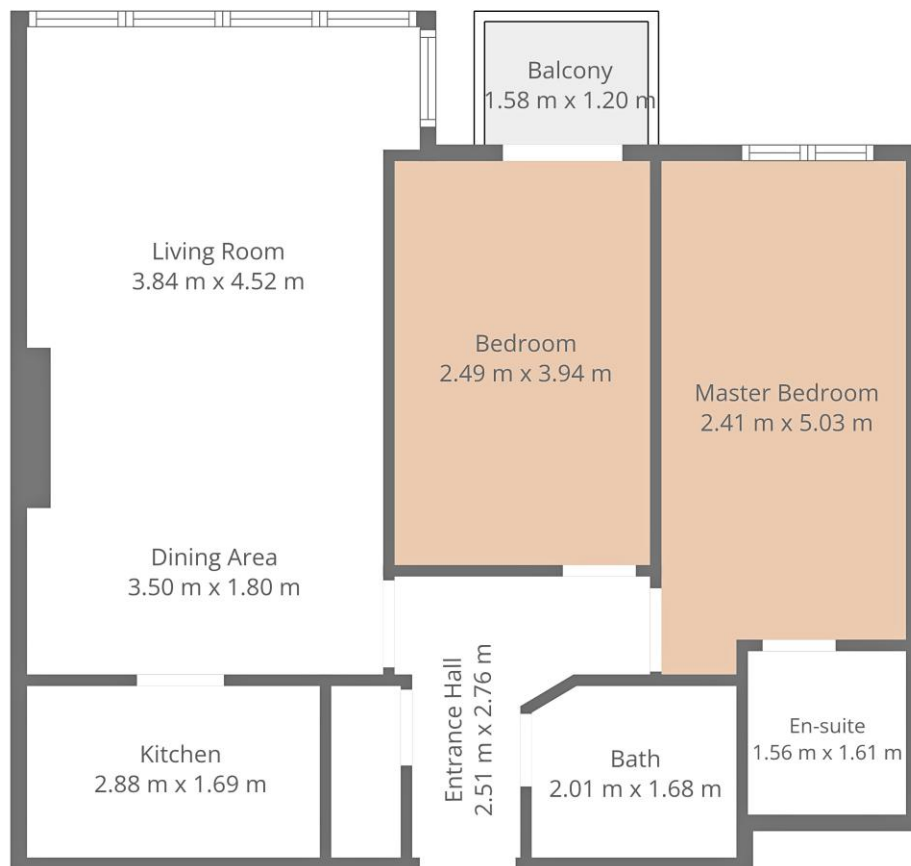


# Special Features

- Secure first floor apartment
- Two double bedrooms & Two bathrooms
- Lift access
- Floor to ceiling windows in living/dining room
- Designated parking space
- Located in the heart of Clondalkin Village
- Wide choice of local amenities, sports & recreational facilities
- The Luas & M50 within minutes by car
- Ideal starter home or investment property

## GENERAL POINTS: SERVICES: UTILITIES

BER is a E1 and the number is 102084100.  
 The property has Electric Storage Heaters and double-glazed windows.



**TOTAL: 63 m2**  
 1st floor: 63 m2  
 EXCLUDED AREAS: BALCONY: 2 m2

Measurements Deemed Highly Reliable But Not Guaranteed.

