



  
Raymond  
Potterton

68 Ard Cluain, Main Street, Clonee, D15 TD00


€225,000


BER D1




A very spacious one bedroom apartment extending to c. 50 sq.m. located on the third floor in the first class complex Ard Cluain located in Clonee Village.

# 68 Ard Cluain, Main Street, Clonee, D15 TD00

 538.00 sq ft

 1 Bedrooms

 1 Bathrooms

## INTRODUCTION

This development is centred around a lovely well kept courtyard area. No 68 has private parking for one car and lift access.

The development itself is very well kept and the underground car parking is secured with gated access.

This owner occupied property is brought to the market in excellent condition.

The living area has a lovely large window ensuring loads of light and there is a private balcony with access from the Kitchen / Living area.

Accommodation includes Entrance Hall, Storage cupboard plumbed for Utility, Kitchen / Living, 1 Bedroom, Bathroom and Balcony.

Ard Cluain is located walking distance to all amenities in Clonee Village.

The development benefits from an array of shops at ground floor level and Dunboyne Tennis Club adjoins the development.

Along with a large array of local amenities on offer in Clonee Village this property is within easy access to Blanchardstown Shopping Centre, Ongar Village and Dunboyne. Accessibility to Dublin City & Airport is excellent via the M3 and M50.

## FEATURES

- Located in Clonee Village close to an abundance of amenities
- Large spacious modern apartment
- Exceptional condition throughout
- Private balcony
- Lift Access
- Secure gated development
- Private parking (1 space)
- Owner occupied
- Electric storage heating
- Attractive external courtyard
- Very well maintained communal areas
- Management Fee c. €1100 p.a.
- Smith Property Management





**FIXTURES & FITTINGS**

Sold as seen.

## ACCOMMODATION

### Entrance Hall

7'10" x 6'2"

With hardwood front door, wooden flooring, storage press plumbed for utility and hotpress.

### Kitchen

7'0" x 6'11"

With wooden flooring, white modern built in wall and floor units, splashback tiling, oven / hob, extractor fan, fridge freezer and small appliances. Open plan to Dining / Living.

### Dining / Living

13'8" x 13'5"

Dual aspect room with wooden flooring, large picture window, and door to balcony.

### Balcony

8'11" x 6'11"

Nicely finished with synthetic grass, chrome railing and glass panels.

### Bedroom 1

10'9" x 9'10"

With wooden flooring and built in wardrobes.

### Bathroom

6'1" x 5'11"

With tiled flooring, partially tiled walls, w.c., w.h.b. and bath.

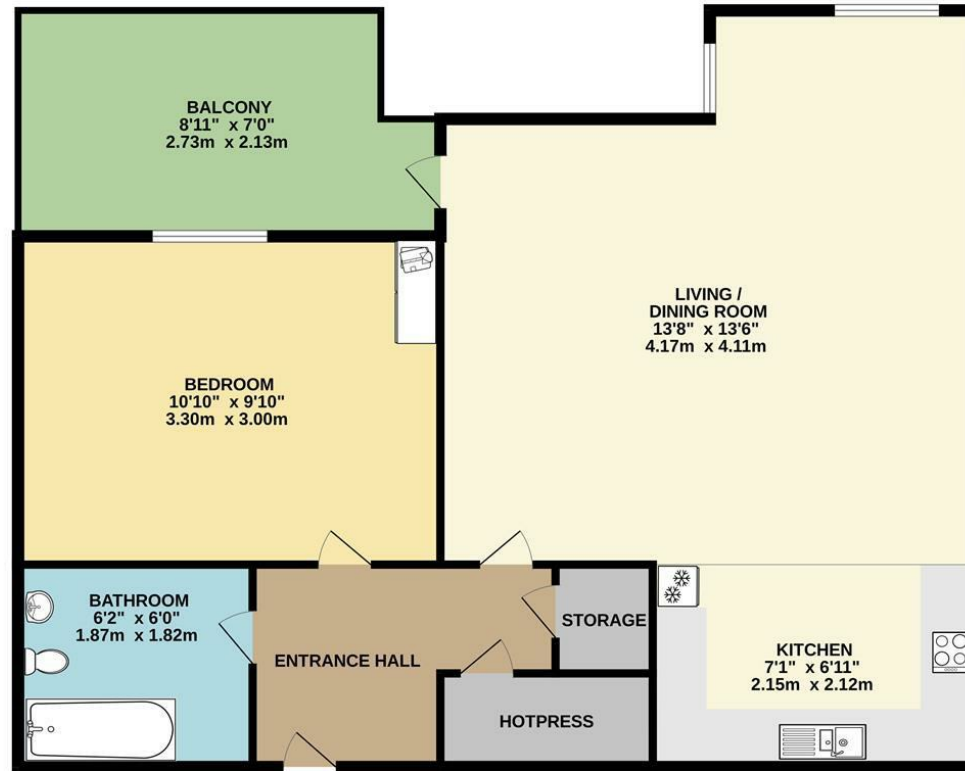
## DIRECTIONS

EIRCODE D15 TD00



# FLOOR PLAN

## GROUND FLOOR



TOTAL FLOOR AREA: 538sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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