

FOR SALE

BY PRIVATE TREATY

**16 Silken Park Lane
Kingswood
Citywest
Co Dublin
D22 A264**



Three Bedroom Semi Detached House
c.83.61sq.m /900sq.ft



Price: €295,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this luxurious 2/3 bedroom property to the market in the highly sought after and exclusive development of Silken Park, Citywest. The location is next to none as you find yourself within easy reach of all the amenities that Citywest has to offer such as local shops, restaurants, primary and secondary schools and shopping centres. Also very easily accessible are the M50 & N7 road networks, bus routes to and from Dublin's City Centre, Citywest Business Park and The Citywest Luas Stop. Bright, spacious and immaculately presented living accommodation of c. 900 sq ft comprises of entrance hallway, kitchen/dining room, lounge, guest wc, two double bedrooms, study/third bedroom and main family bathroom. To the rear is a stunning garden which features a patio, lawn area, barna shed & an enviable south westerly orientation. No. 16 truly is an exquisite property that has been loved and cared for over the years. A lengthy list of striking features include gas fired central heating, stunning bathroom suite and a beautiful fully fitted kitchen with integrated appliances. Early interest is sure to be seen and viewing is highly advised, Call Ray Cooke Auctioneers today!

FEATURES

- c. 900 sq ft
- Luxurious living accommodation
- BER C2
- Fully alarmed
- Gas fired central heating
- Double glazed windows throughout
- Pristine condition throughout
- Fully fitted modern kitchen with integrated appliances
- Two large double bedrooms and study/3rd bedroom
- Abundance of built in wardrobes
- Cobblelock front driveway
- Ideally positioned only a stone's throw from Citywest
- A wide array of amenities within arm's reach
- M50, N7 and the Luas all found within minutes drive
- Exclusive and highly sought after development
- Viewing highly advised!



ACCOMMODATION



KITCHEN / DINING ROOM

8'5" x 16'40" (2.6m x 5m)

Kitchen to the front of the property. Top quality fitted units. Tiled flooring.



LIVING ROOM

14'92" x 11'58" (4.55m x 3.53m)

Sitting room to the rear of the property. Top quality flooring and blinds.

STUDY

11'15" x 5'44" (3.4m x 1.66m)

Top quality carpets. Currently in use as a bedroom.



BEDROOM 2

11'35" x 9'84" (3.46m x 3m)

Double bedroom to the rear of the property. Built in wardrobes. Top quality blinds and carpet.

BATHROOM

5'9" x 7'87" (1.8m x 2.4m)

Fully fitted bathroom suite. Tiled flooring and part tiled walls.

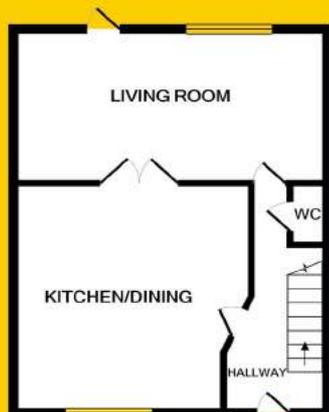


BEDROOM 1

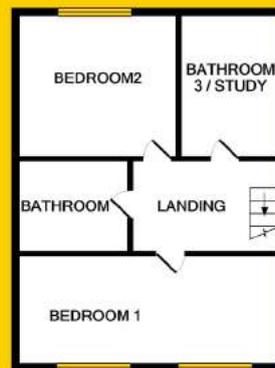
11'67" x 14'92" (3.56m x 4.55m)

Double bedroom to the front of the property. Top quality wood flooring. Built in wardrobes.





GROUND FLOOR



1ST 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 Dronney and he can be contacted on 01 4599288 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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