

**FOR SALE**

BY PRIVATE TREATY

**18 Brownsbarn Orchard  
Citywest  
Co. Dublin**



Three Bedroom Mid Terrace  
c.116.1sq.m. /1,250sq.ft.

**BER C1**

**Price: €299,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are excited to present to the market this magnificent three bedroom mid-terraced property to the market in the highly sought after gated development of Brownsbarn Orchard. The location is next to none as within arms reach you will find the N7, M50 Motorway and The Luas Stop. Within walking distance you have local shops, shopping centres, schools, bars and restaurants.

Interior living accommodation is spread over two floors and spans to c. 1,250 sq ft, comprising of - entrance hallway, guest wc, kitchen/dining area, lounge all on ground level. The first floor offers two double bedrooms one single bedroom with one ensuite and main family bathroom. The attic also boasts potential to convert into an extra bedroom. No. 18 is presented in FANTASTIC condition with the list of additional features endless and includes gas fired central heating, double glazing throughout, a fully fitted modern kitchen, en-suite and walk in wardrobe in master.

## FEATURES

- c. 1,250 sq ft
- Pristine condition throughout
- 3 bed / 3 bath
- Walk in Wardrobe in Master Bedroom
- Secure gated development
- Not directly overlooked
- BER C1
- Gas fired central heating
- Ample car parking
- Fully fitted kitchen
- Management fee c. 350 per annum
- Exclusive development; highly sought after
- Bus routes on your doorstep
- Within easy reach of The Citywest Shopping Centre
- Within easy reach of The M50 Motorway & The Luas
- Ideal for both 1st time buyers & investors!



## ACCOMMODATION

### ENTRANCE HALL

17'4" x 8'9" (5.3m x 2.7m)

Timber flooring. Access to lounge and kitchen.

### LOUNGE

20'7" x 13'5" (6.3m x 4.1m)

Large lounge. Timber flooring. Access to garden.

### KITCHEN

10'8" x 16'4" (3.3m x 5.0m)

Fully fitted kitchen. tiled flooring. Dining area.



### BEDROOM 1

13'1" x 13'1" (4.0m x 4.0m)

Large double room to rear. En-suite. Walk in wardrobe. Laminate flooring.



### BEDROOM 2

10'5" x 8'9" (3.2m x 2.7m)

Single room to front. Timber flooring. Built in wardrobes.

### BEDROOM 3

7'9" x 12'8" (2.5m x 1.6m)

Double room to front. Built in wardrobes.



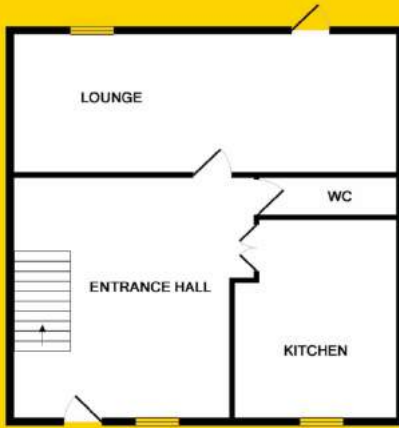
### BATHROOM

8'2" x 5'2" (2.5m x 1.6m)

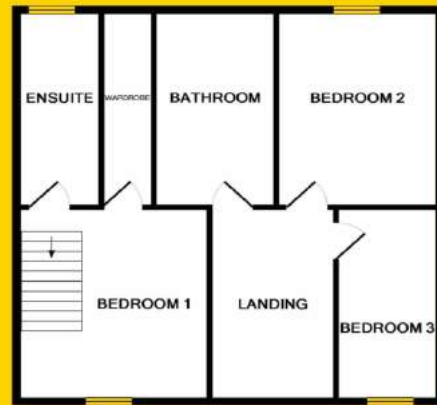
Fully fitted bathroom. Fully tiled. Newly fitted.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

## DIRECTIONS

Take exit 9 off the M50 and continue up the N7. Take exit 9 for Kingswood/Baldonnell and at the roundabout take your 2nd exit. Continue forward, passing The Maldron Hotel on your right hand side. Brownsbarn Orchard is the development on your right hand side behind security gates.

## 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.

## LOCATION



## NEGOTIATOR

**Conor Clarke** and he can be contacted on **01 68 75 800 or 086 837 1963**.

Alternatively you can send an email to **conor@raycooke.ie** and we will contact you.

## MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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