



**For Sale** By Private Treaty

8 Belfry Square  
Citywest  
Co. Dublin  
D24 KT32



Scan to view Property

3 Bedroom | 3 Bathroom | End of Terraced House | 92 sq.m

**Guide Price: €319,000**



## Description

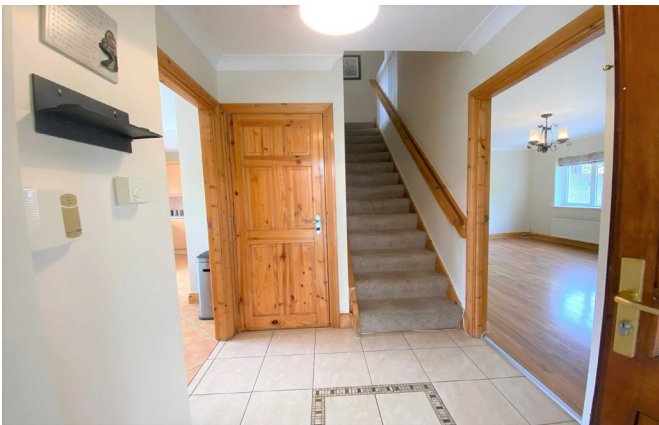
RAY COOKE AUCTIONEERS are delighted to present this stunning three bedroom end of terrace property to the market ideally located overlooking a green area in the highly sought after Belfry Square, Citywest. This exclusive development finds itself within a stone's throw of Citywest Shopping Centre, Citywest Business Park, The Luas, the N7, N81 and the M50 motorway.

Meticulously maintained and upgraded interior living accommodation of c 92 sq m (c. 990 sq ft) comprises of entrance hallway, kitchen/dining room, utility room, downstairs WC, lounge, 3 bedrooms, master ensuite & main family bathroom. Double doors from the large living room lead onto a large rear garden with an enviable south westerly orientation. The garden is not overlooked and boasts mature planting, lawn, patio and storage shed.

No. 8 comes to the market in turn key condition and boasts an array of added extras to include top quality flooring, built in storage and top quality appliances. With such a spacious layout accompanied by high quality fixtures & fittings the property is no less than jaw dropping. Sure to be popular with first time buyers but equally likely to be a hit with investors due to the attractive yields on offer locally. To be seen is to be appreciated - Early viewing is highly advised, call Ray Cooke Auctioneers for further information today!

## Features

- c. 92 sq m
- c. 990 sq.ft
- BER C1
- STUNNING property
- Large garden with mature planting
- South west facing orientation
- 3 bed 3 bath
- Storage shed
- Sought after development
- Mature & peaceful surroundings



## Accommodation

**Kitchen**  
 3.13m x 5.12m  
 Tiled floor, built in appliance. Floor & eye level units.

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**Utility**  
 2.5mx1.6m

**Downstairs WC**  
 1.6mx2m  
 WC & WHB

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**Bedroom 1**  
 3.35mx3.82m  
 Double room to the side of the property. Built in wardrobes & top quality carpets.

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**Bedroom 2**  
 2.93mx4.1m  
 Double room to the side of the property. Built in wardrobes & top quality carpets.

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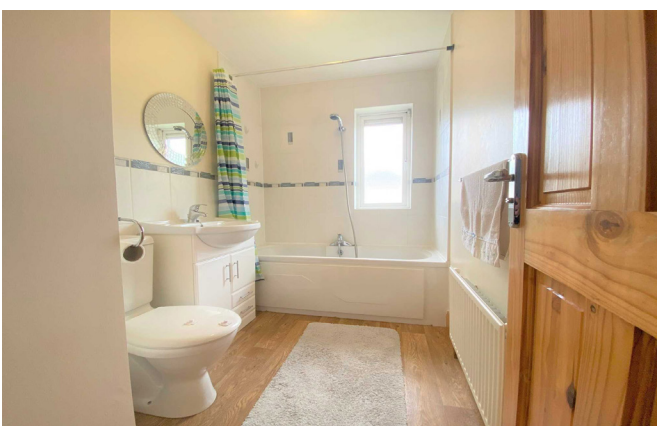
**Bedroom 3**  
 3.1m x 2.25m  
 Single room to the side of the property. Top quality blinds & curtains.

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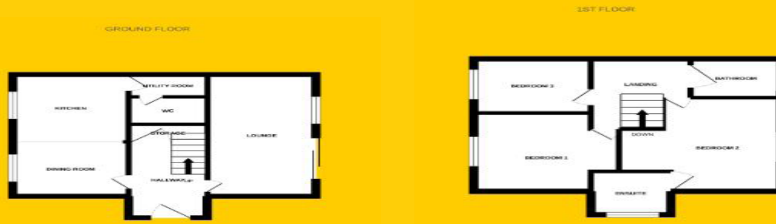
**Bathroom**  
 2.64mx1.7m  
 Part tiled laminate floor, full bath, WC & WHB.

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**Ensuite**  
 1.6mx2m  
 Part tiled with laminate flooring. WC, WHB & shower.



# Floor Plans



## Negotiator

James Droney  
01 459 9288  
or 086 140 70 43



## 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.

**Ray  
Cooke.**  
Financial Services

For further information or advice,  
Please call: 01 4599288 or 086 140 9043

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Cooke.**

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