

FOR SALE

BY PRIVATE TREATY

10 Belfry Lodge
Citywest
Dublin 24



Three Bedroom Semi Detached
c.98.9sq.m. /1,065sq.ft



Price: €260,000

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this deceptively spacious three bedroom double fronted family home to the market. Tucked away in this prestigious development and in fine decorative order throughout, this property is sure to appeal to a wide audience.

Offering exceptionally bright, dual aspect and spacious living accommodation of c. 1,065 sq ft, this well laid out property is ideal for family living. A wide welcoming hallway leads to generous dual aspect dining room with separate kitchen. The kitchen is fully fitted with an excellent range of units. Opposite from the dining room you have access to the guest wc and the lounge. The rear garden is accessed via sliding doors from both the kitchen and the lounge. Upstairs there are three spacious bedrooms, the master en-suite and a sizable family bathroom. The location is second to none with Citywest Shopping Centre, Business Park and the Luas all within close proximity. In addition there is easy access to the N7, M50 Motorway and many bus routes. Early viewing is advised, Call Ray Cooke Auctioneers today!

FEATURES

- c. 1,065 sq ft
- BER C1
- Gas fired central heating
- Double glazed windows
- Clean condition throughout
- Spacious room sizes
- Double fronted
- Bright dual aspect living space
- Generous rear garden
- Excellent location
- Bus routes to city centre close by
- Easy Access to N7/ N81 & M50
- Ideal for 1st time buyers & investors
- Viewing highly advised



ACCOMMODATION

HALLWAY

8'2" x 7'8" (2.5m x 2.4m)

Bright bay window, laminate flooring, access to lounge, dining room, guest w.c, carpet to stairs and landing.

LOUNGE

12'4" x 11'8" (3.8m x 3.6m)

Bright dual aspect room, laminate flooring, sliding door to rear.

DINING ROOM

12'1" x 10'4" (3.7m x 3.2m)

Bright dual aspect room, laminate flooring, access to kitchen.

KITCHEN

12'4" x 11'8" (3.8m x 3.6m)

Fitted kitchen, tiled to floor and splashback, sliding door to rear.

BEDROOM 1

14'4" x 12'1" (4.4m x 3.7m)

Master bedroom to the front of the property, carpet to floor, built in wardrobes, access to ensuite.

BEDROOM 2

8'5" x 8'2" (2.6m x 2.4m)

Single bedroom to the front of the property, carpet to floor, bright dual aspect.

BEDROOM 3

11'8" x 9'1" (3.6m x 2.8m)

Double bedroom to the rear of the property, carpet to floor, bright dual aspect, built in wardrobes.

BATHROOM

8'5" x 5'5" (2.6m x 1.7m)

Fitted bathroom suite with wc, whb and bath, tiled floor and wet areas.

OUTSIDE FRONT

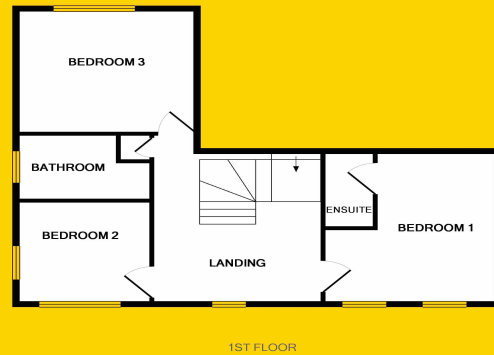
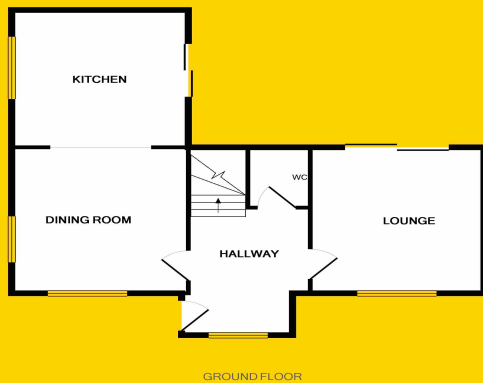
Manicured communal green space with attractive planting, ample parking.

OUTSIDE REAR

Not directly overlooked, walled and fenced, barna shed, generous lawn garden.



FLOOR PLANS



OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

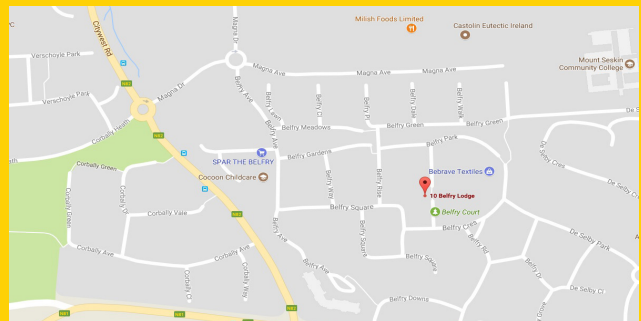
DIRECTIONS

If travelling on N7 from the M50 take the exit for Citywest. At the top of the slip road turn right off the roundabout and continue straight on through a series of roundabouts until you see the Luas and Citywest Shopping Centre on your right hand side. Proceed ahead and at the next roundabout turn left and then turn right onto Belfry Ave. Take the third left onto Belfry Square, second left onto Belfry rise and turn right then right again onto Belfry Lodge. No. 10 is found at the end of the cul de sac.

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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

MORTGAGES

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