

FOR SALE

BY PRIVATE TREATY

50 Belfry Hall
Citywest
Co. Dublin



2 Bedroom Apartment
c.65sq.m. / 700sq.ft.

BER TBC

Price: €195,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning two bedroom FIRST FLOOR apartment to the market ideally located in Belfry Hall a hugely sought after location, one of Citywest's finest areas to live. This exclusive development finds itself within a stone's throw of the newly built Citywest Shopping Centre, Citywest Business Park, The Luas, the N7, N81 and the M50 motorway. The location is truly next to none. No.50 is one of the nicest apartments in this prestigious development and in fine decorative order throughout, this property is sure to appeal to a wide audience.

Bright and spacious living accommodation comprises of entrance hall, large kitchen/lounge, extra storage space in the hall, two double bedrooms, one en-suite and a main family bathroom. As well as a balcony perfect for enjoying a glass of wine on a summers evening. No. 50 boasts an ideal opportunity for a family to acquire a stunning apartment. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing! No. 7 is enviably positioned to the rear of the development with minimal passing traffic and easy access to the park. The list of additional features is endless with a brand new gas boiler, a stunning attic conversion and a sunny west facing balcony to name but a few.

FEATURES

- c. . 700 sq ft
- Magnificent apartment
- STUNNING from top to bottom...!!
- Management fees €1600 yearly
- 2 Bed / 2 Bath
- Large lounge / kitchen
- Sough after development
- Double glazed windows throughout
- Mature & peaceful surroundings
- Gas fired central heating
- Fully alarmed
- Underground parking
- Bus routes to city centre close by
- Easy Access to N7/ N81 & M50
- Early viewing is a must



ACCOMMODATION

ENTRANCE HALL

9'5" x 4'3" (2.9m x 1.3m)

Tiled flooring. Access to bedroom and bathroom.

LOUNGE

20'9" x 13'8" (6.4m x 13.8m)

Laminate flooring. Large bright room. Access to balcony.

KITCHEN

4'9" x 12'5" (1.5m x 3.8m)

Fully fitted kitchen. Tiled flooring. Access to lounge.

BEDROOM 1

8'2" x 12'1" (2.5m x 3.7m)

Laminate flooring. Double room. Built in wardrobes.

BEDROOM 2

11'8" x 10'8" (3.6m x 3.3m)

Carpet flooring. Double room. Ensuite. Built in wardrobes.

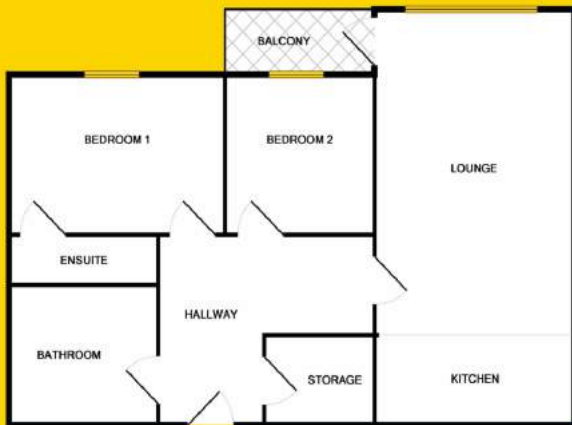
BATHROOM

7'5" x 6'6" (2.3m x 2.0m)

Fully fitted bathroom. Tiled flooring. Tiled splash back.



FLOOR PLANS



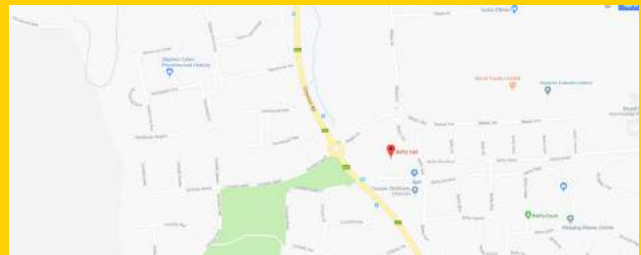
DIRECTIONS

From the N7 take the slip road for Citywest and continue straight out the Citywest Road until you come to the roundabout at Citywest S.C. Go straight through and at the next roundabout take a left. Take the next right into The belfry. On entering the development take your first left into Belfry Hall where you will find 50 straight ahead in Block b

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 086 137 1963.**

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.