

FOR SALE

BY PRIVATE TREATY

11 Killinenny Court
Firhouse
Dublin 24



Two Bedroom Apartment



Price: €199,950

raycooke.ie
PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fine two bedroom apartment to the market on the 1st floor of the exclusive Killinenny Court development boasting an idyllic location in the heart of Firhouse. Every conceivable amenity can be found within arm's reach including Firhouse Shopping Centre, primary & secondary schools and leisure & recreational facilities. A host of bus routes serving Dublin's City Centre are found to the front of the development and the M50 Motorway is found merely minutes by car.

Interior living accommodation of c. 710 sq ft comprises of entrance hallway, two bedrooms, main family bathroom and lounge with separate kitchen/dining area. No. 11 is very well presented throughout and will appeal to a range of buyers - first time buyers, investors and anyone looking to downsize to a quaint and desirable setting. There is one designated underground parking space and the balcony overlooks large green area and boasts a sunny southerly orientation. Viewing highly advised!

FEATURES

- 1st Floor
- Management fee c. 1450 per annum
- Electric Storage heating
- Lifts & stairs
- Clean condition throughout
- Balcony off lounge
- Sunny south facing orientation
- 1 designated underground parking space
- Exclusive development
- Firhouse Shopping Centre on your doorstep
- M50 Motorway merely minutes by car
- Ideal for 1st time buyers, investors or anyone downsizing
- Viewing highly advised



ACCOMMODATION

HALLWAY

L-Shaped hallway, laminate flooring, access to bathroom, two bedrooms and lounge.

BEDROOM 1

13'4" x 9'1" (4.1m x 2.8m)

Double bedroom, carpet to floor, venetian blinds and built in wardrobes.

BEDROOM 2

13'4" x 6'8" (4.1m x 2.1m)

Laminate flooring, venetian blinds.

BATHROOM

2'4" x 6'2" (2.4m x 1.9m)

Fitted with wc, whb and bath with shower attachment.

LOUNGE

17'0" x 10'4" (5.2m x 3.2m)

Laminate flooring, open access to kitchen, access to balcony.

KITCHEN

18'0" x 7'5" (5.5m x 2.3m)

Tiled floor, splashback and fitted kitchen.



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. Made with Metropia 2007.

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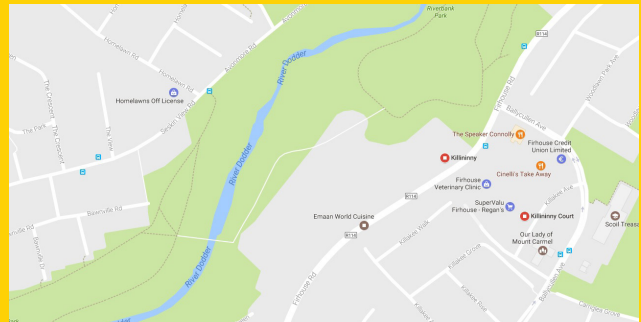
DIRECTIONS

If travelling on Firhouse Road towards Old Bawn turn left at The Speaker Connolly Pub onto Ballycullen Avenue. Proceed ahead passing the shopping centre on the right hand side and turn right. Killininy Court is the red brick complex on the right.

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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