

FOR SALE

BY PRIVATE TREATY

**123 Gleann Na Ri
Druids Valley
Cabinteely
Dublin 18**



Three Bedroom Duplex
c.106.84sq.m. / 1,150sq.ft.

BER TBC

Price: €390,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are privileged to present this stunning LARGE three bedroom duplex property to the market in Gleann Na Ri, Druids Valley, Cabinteely, Dublin 18. Ideally positioned within easy access of Cabinteely, Killiney and Cornelscourt Villages with their wide range of amenities. The area is also well serviced by transportation including a gentle stroll to the LUAS at Cherrywood, the M50 and the N11 are close by giving easy access to the City, airport and surrounding areas. The DART and beach is a short drive away at Killiney.

Project Cherrywood will transform and further enhance the area with a range of new retailers and other leisure and entertainment outlets. Cherrywood Business Park is located opposite the development and there will be three significant new parks. Bright and spacious interior living accommodation of c. 1150 sq ft comprises of an entrance hall, lounge, kitchen/dining room, three spacious bedrooms, family bathroom and en-suite in the master bedroom to the back of the property. No. 123 comes to the market in good condition and has clearly been meticulously maintained by its current owner and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder.

FEATURES

- c. 1150 sq ft
- Fantastic property
- Permit parking for 2 vehicles.
- Gas fired central heating
- Management Fees TBC
- Own Door Apartment
- LARGE kitchen
- LARGE Balcony
- LUAS on your doorstep
- Magnificent location on the fringe of Dublin's City Centre
- A host of bus routes to the front of the development
- Bus routes to city centre close by
- Easy Access to M50
- Early viewing is a must
- Raised decked area
- Detached garage which would suit a variety of uses
- Absolutely stunning property!
- Viewing highly advised





DIRECTIONS

Travelling southbound on the M50 the At junction 16, Use the left 2 lanes to take the R118 exit to Cherrywood/Loughlinstown, Continue onto R118. At the first set of traffic lights take a left turn and then right turn into Druids Vally. When in the development take your first right turn then second left and right again into Gleann Na Ri where no.123 will be on your left hand side.

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



For further information or advice, please call:
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