

**FOR SALE**

BY PRIVATE TREATY

**48 Belfry Hall  
Citywest  
Co. Dublin  
D24 Y303**



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



**Price: €210,000**

[raycooke.ie](http://raycooke.ie)

PSR Licence Number 002307

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this Ground Floor two bedroom apartment to the market in the highly sought after Belfry Hall Development, Citywest. This exclusive development finds itself within a stone's throw of a host of local amenities including Citywest Shopping Centre, Citywest Business Park, The Luas, the N7, N81 and the M50 motorway. The location will not be beaten. Bright and spacious internal living accommodation of c. 700 sq ft (65 sq m) comprises of entrance hallway, generous storage room, open plan living room/dining room/ kitchen, two double bedrooms, master bedroom ensuite and main family bathroom. The enviable south westerly orientation ensures that the apartment is flooded with natural light throughout the day. Off the lounge is a spacious balcony which is perfect for outdoor dining or relaxation while overlooking the well maintained internal green area. No. 48 is presented in pristine condition throughout and boasts a long list of additional features including upgraded interior flooring, gas fired central heating, built in storage & lovely views of centre courtyard. Interest is sure to be expected from both 1st time buyers and investors; do not miss this one! Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 700 sq ft.
- Ground floor
- 2 bed 2 bath
- Upgraded interior flooring
- Great balcony
- South West facing with excellent natural light
- Gas Fired Central Heating
- LUAS within walking distance
- Fully alarmed
- Ample communal underground parking
- Double glazed windows
- Stunning open plan kitchen dining living area
- Two double bedrooms with fitted wardrobes
- Master ensuite
- M50 is a two minute drive



## ACCOMMODATION



### ENTRANCE HALLWAY

7'8" x 9'1" (2.4m x 2.8m)

Laminate flooring, doors to bathroom, bedrooms, and lounge

### KITCHEN

4'7" x 12'4" (1.44m x 3.8m)

Floor and eye level units, integrated appliances, and tiled splashback



### LOUNGE

20'8" x 10'7" (6.34m x 3.28m)

Laminate floor, door to balcony, and double glazed windows

### STORAGE ROOM

6'1" x 4'7" (1.86m x 1.45m)

Gas boiler, comms unit, and laminate flooring

### BEDROOM 1

10'9" x 10'8" (3.34m x 3.31m)

Laminate flooring, freshly painted, double glazed windows, fitted wardrobes, and door to ensuite



### ENSUITE

4'1" x 7'2" (1.26m x 2.21m)

Tiled flooring, shower enclosure, Triton electric shower, tiled splash back, wc, and whb



### BEDROOM 2

11'6" x 8'5" (3.55m x 2.6m)

Laminate flooring, fitted wardrobes, double glazed windows, top quality curtains, and freshly painted

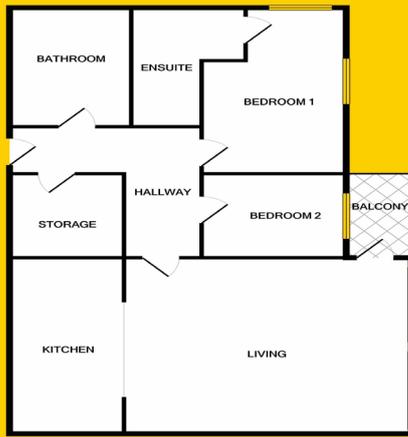
### FAMILY BATHROOM

7'2" x 6'3" (2.22m x 1.95m)

Tiled floors, tiled splashback, full bath, wc and whb



## FLOOR PLAN



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. (Please refer to Management 02021)

## 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.

## NEGOTIATOR

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

Alternatively you can send an email to [eoin.keogh@raycooke.ie](mailto:eoin.keogh@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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