

FOR SALE

BY PRIVATE TREATY

**142 Fortunes Lawn
Citywest
Co. Dublin
D24 NX97**



Two Bedroom Apartment
c.70sq.m /760sq.ft



Price: €245,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this excellent two bedroom 3rd floor apartment to the market in the highly sought after development of Fortunes Lawn, Citywest. The location is ideal as you are only a few minutes' walk from both Citywest Shopping Centre and Saggart Village along with an abundance of schools and leisure facilities. Excellent transport links are present with the Luas and N7 within minutes. Bright and airy living accommodation of c. 70 sq m (c. 760 sq. ft.) comprises of entrance hall, generous storage room, main family bathroom, two double bedrooms, master bedroom en-suite, lounge/dining area and kitchen. Double doors from the living area open onto a most generous balcony which boasts recently upgraded decking, views of the Dublin mountains an enviable south-westerly orientation. No. 142 comes to the market in immaculate condition throughout having been meticulously maintained and upgraded by its current owners. The long list of additional features including top quality flooring, venetian blinds, an extra large bathroom and designated parking underground. This one is prime for first time buyers but would make an equally keen investment with attractive yields on offer locally. To be seen is to be appreciated, Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 760 sq. ft.
- c. 70 sq m
- BER D1
- Management Fee c. 1,600 per annum
- Top quality appliances
- 2 bed 2 bath
- Part tiled bathroom suite with full bath
- Third floor
- Lifts & stairs
- Designated parking space underground
- Ample visitors parking spaces
- Double glazing throughout
- Electric storage heating
- 2 double bedrooms
- Well maintained grounds with water features
- Citywest Shopping Centre on your doorstep
- The Luas stop on your doorstep
- Within easy reach of N7
- Ideal for both 1st time buyers and investors



ACCOMMODATION



LIVING

19'02" x 13'45" (5.8m x 4.1m)

Large room to the south of the property. Wood affect flooring with double doors to the balcony. Extra bright room due to natural light.

KITCHEN

6'2" x 9'25" (1.9m x 2.82m)

Floor and eye level units. Tiled floor and splashback. Top quality intergrated appliances.

STORAGE

5'6" x 3'93" (1.73m x 1.2m)

Built in storage with ample space for clothes, bikes and plenty of boxes.

BATHROOM

9'25" x 10'82" (2.82m x 3.3m)

Part tiled room to the west of the property. Tiled floor and splash back. WC, WHB, XL bath and shower.

BEDROOM 1

15'9" x 9'1" (4.06m x 2.8m)

Double bedroom to the west of the property. Top quality carpets and blinds. Built in wardrobes. Access to ensuite.

BEDROOM 2

13'5" x 9'18" (4.14m x 2.8m)

Double bedroom to the rear of the property. Wood affect floor. Top quality blinds. Built in wardrobes.

ENSUITE

15'09" x 9'1" (4.06m x 2.8m)

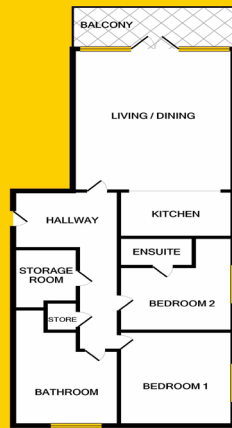
Part tiled WC, WHB and shower cubicle.

BALCONY

13'61" x 4'92" (4.15m x 1.5m)

Stunning balcony with south west orientation. Plenty of space for table and chairs.





Your floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and are not intended to provide clarity and save space. Plans are subject to change without notice.

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

James Droney and she can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
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