

FOR SALE

BY PRIVATE TREATY

26 Carrig Court
Citywest
Co. Dublin
D24 KX77



Three Bedroom Duplex
c.116.1sq.m /1,250.sq.ft

BER TBC

Price: €265,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this absolutely stunning three bed duplex property to the market nicely tucked away in the quaint cul de sac of Carrig Court within the highly sought after Carrig Court development. The age old phrase "location, location, location" immediately springs to mind as this magnificent development is located less than five minutes' walk from the Luas stop and also within a mere stone's throw you will find the newly built Citywest Shopping Centre, bus routes giving easy access to the City Centre, and a host of major road networks.

Bright and spacious extended living accommodation of c. 1,250 sq. ft. comprises of entrance hall with guest wc and under stairs storage, open plan kitchen/dining, large living room, three double bedrooms and a main family bathroom. No. 26 comes to the market in good condition and is a first time buyers dream. Viewing is highly recommended to appreciate the true quality of this stunning family home. Call Ray Cooke Auctioneers today!

FEATURES

- c. 1,250 sq. ft.
- PRISTINE CONDITION THROUGHOUT
- Gas fired central heating
- Fully alarmed
- NOT OVERLOOKED
- FIRTS TIME BUYERS DREAM
- 3 BED / 3 BATH
- Sunroom / Balcony
- Peaceful cul de sac setting
- FRESHLY PAINTED
- Less than 5 minute walk to The Luas Stop
- Only minutes' walk from Citywest Shopping Centre
- Major road networks all within easy reach
- Bus routes in and out of City Centre



ACCOMMODATION

ENTRANCE HALL

Tiled flooring with carpet to stairs and landing, access to kitchen, lounge and guest w.c.

LOUNGE

Large bright lounge to the rear of the property with laminate flooring, feature open fireplace, dining area and sliding doors to sunroom and balcony.

KITCHEN

Fully fitted kitchen with eye and floor level units, tiled flooring and dining area.

BEDROOM 1

Double bedroom to the front of the property with carpet flooring, built in wardrobes and access to ensuite.

BEDROOM 2

Double bedroom to the rear of the property with carpet flooring and built in wardrobes.

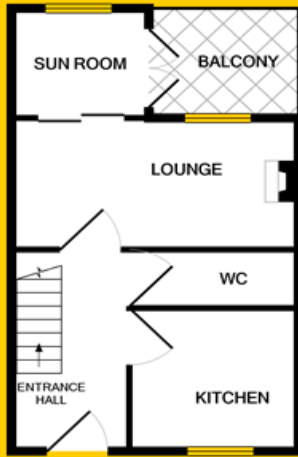
BEDROOM 3

Single bedroom to the rear of the property with carpet flooring and built in wardrobes.

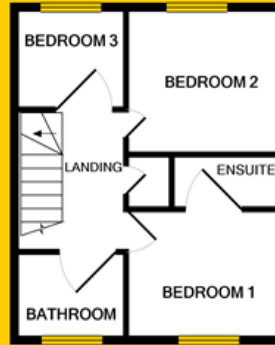
BATHROOM

Fully fitted bathroom with w.c, w.h.b and bath, tiled flooring and partly tiled walls.





GROUND FLOOR



1ST FLOOR

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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

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



MORTGAGES

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For further information or advice, please call:
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