

FOR SALE

BY PRIVATE TREATY

**57 Fortunes Lawn
Citywest
Co. Dublin**



Two Bedroom Apartment
c.74.3sq.m. / 8001sq.ft.

BER TBC

Price: €215,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent two bedroom 3rd floor apartment to the market in the superb and highly sought after development of Fortunes Lawn. The property is located only a few minutes' walk from both CityWest Shopping Centre and Saggart village. Excellent transport links are present with the Luas stop at CityWest on your doorstep and the N7 also within minutes. There are excellent amenities in the area with schools, shops and leisure facilities all close by. No. 57 is presented in great condition and is fitted out to a high standard with a gloss kitchen, built in wardrobes and polished porcelain tiling. Living accommodation of c. 800 sq ft comprises of entrance hall, store room, lounge/dining area, kitchen, two double bedrooms, main family bathroom and master bedroom ensuite. There is also the added bonus of a large balcony which overlooks the manicured garden area. Ideal for first time buyers keen to make that first foray onto the property ladder, this is one not to be missed; Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 800 sq ft
- BER tbc
- Management Fee c. 1,450 per annum
- 3rd floor
- Lifts & stairs
- Designated parking space underground
- Ample visitors parking spaces
- Double glazing
- Electric storage heating
- 2 double bedrooms
- Bathroom & ensuite
- Well maintained grounds with water features
- New 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

ENTRANCE HALL

14'7" x 7'8" (4.5m x 2.4m)

Solid timber flooring

LOUNGE/DINING

20'6" x 12'7" (6.3m x 3.9m)

Solid timber flooring, bright room, very spacious.



KITCHEN

6'0" x 8'6" (1.85m x 2.65m)

Fully fitted kitchen. Floor and eye level units, tiled floor and splashback

BALCONY

Decked floor, ample space for table and chairs, looking onto garden area.



ENSUITE

5'4" x 5'9" (1.65m x 1.82m)

Tiled floor, wc, wash hand basin and shower.



BEDROOM

17'0" x 8'8" (5.2m x 2.7m)

Built in wardrobes, ensuite. Quality blinds and curtains

BEDROOM

13'7" x 7'2" (4.2m x 2.3m)

Built in wardrobes. Carpet floor.

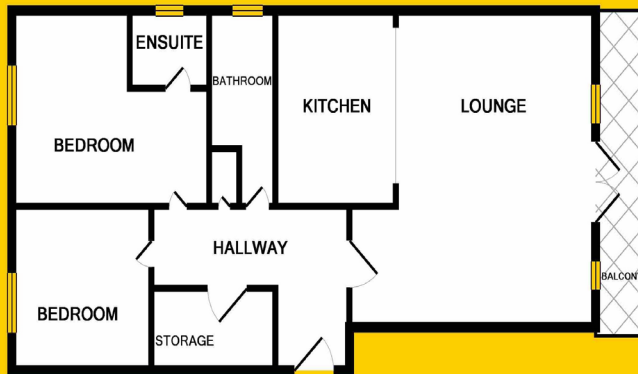


BATHROOM

7'0" x 8'8" (2.15m x 2.7m)

Part tiled, full bath, wc, wash hand basin.

FLOOR PLANS



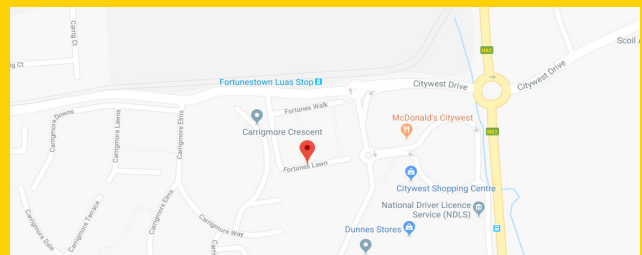
DIRECTIONS

From the N7 take the slip road for Citywest and continue straight out the Citywest Road until you come to the roundabout at Citywest Shopping Centre. At the roundabout take the 3rd exit. Passing the shopping centre on your left hand side proceed straight through the mini roundabout and take your next left turn onto fortunes lawn. Follow the road ahead and it will veer to the left. Block B1 can be found on the right hand side and no. 57 is on the 2nd 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.

LOCATION



NEGOTIATOR

Tallaght Sales and can be contacted on **01 4599 288**.

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

MORTGAGES

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For further information or advice, please call:
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