

**FOR SALE**

BY PRIVATE TREATY

17 Belfry Drive  
Citywest  
Co. Dublin



Three Bedroom Duplex  
c.100sq.m. /1076.sq.ft.



Price: €219,950

raycooke.ie

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this deceptively spacious three bedroom duplex property tucked away on Belfry Drive within this prestigious and highly sought after development. The location is second to none with Citywest Shopping Centre, Business Park and the Luas all within close proximity. In addition there is easy access to the N7, M50 Motorway and many bus routes.

Interior living accommodation of c. 1,076 sq ft comprises of entrance hallway with guest wc, kitchen/breakfast room, lounge with under stairs storage, three bedrooms and main family bathroom. No. 17 is well presented throughout and is prime for both 1st time buyers and investors. To the front you will find ample parking space along with a cobbled outdoor patio area ideal for evening relaxation. Viewing highly advised!

## FEATURES

- c. 1,076 sq ft
- Management fee c. 890 per annum
- Clean condition throughout
- Double glazed windows
- Gas fired central heating
- Fitted kitchen
- Newly tiled kitchen floor
- Generous lounge room
- Under stairs storage space
- Outside patio area accessed via kitchen + lounge
- Ample parking to front
- Exclusive development; highly sought after
- Bus routes on your doorstep
- Within easy reach of The Citywest Shopping Centre
- Within easy reach of The M50 Motorway & The Luas
- Ideal for both 1st time buyers & investors
- Viewing highly advised!
- South facing Indian Sandstone patio area
- Room to park a large number of vehicles
- Generous rear lawned garden





## ACCOMMODATION

### HALLWAY

23'6" x 10'8" (7.2m x 3.3m)

Laming flooring, carpet to stairs and landing, access to kitchen, lounge and downstairs wc.

### KITCHEN/BREAKFAST ROOM

6'0" x 17'7" (5.4m x 2m)

Fitted kitchen, tiled floor and splashback and access to outside patio.

### LOUNGE/DINNING

18.0" x 10'1" (3.0m x 3.1m)

Laming flooring, feature fireplace, under stairs storage, and access to outside patio.

### BEDROOM 1

14'7" x 8'8" (4.5m x 2.7m)

Double bedroom to the rear of the property, built in wardrobes, access to bathroom.

### BEDROOM 2

10'1" x 6'5" (3.1m x 2m)

Single bedroom, carpet to floor and built in wardrobes.

### BEDROOM 3

10.4' x 10'7" (3.2m x 3.1m)

Double bedroom to the front of the property, carpet to floor and built in wardrobes..

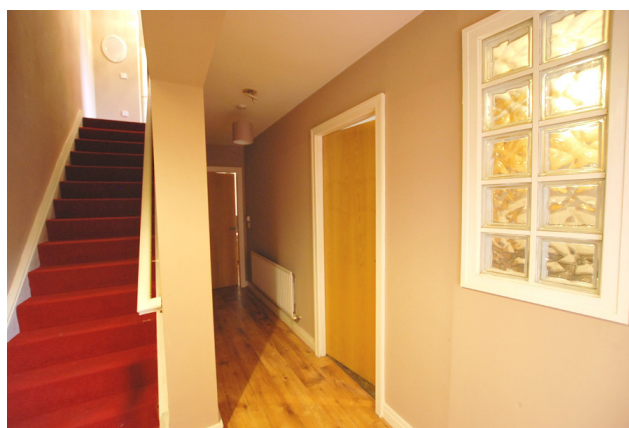
### BATHROOM

10'8" x 5'2" (3.3m x 1.6m)

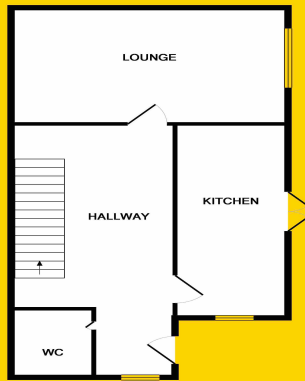
Fully tiled, fitted with w.c, whb, bath, tiled to wet area and also assessable from bedroom one.

### REAR GARDEN

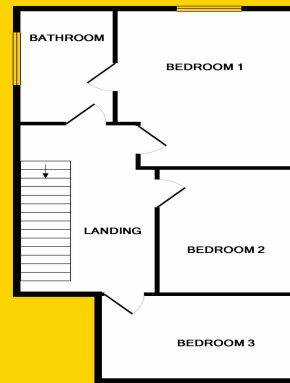
Ample parking space, manicured green area and bin storage shed.



## FLOOR PLANS



GROUND FLOOR

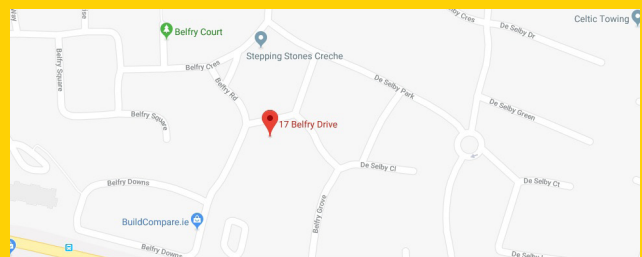


1ST FLOOR

## 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 S.C. Go straight through and at the next roundabout take a left. Take the next right into The Belfry. On entering the development take your third left turn onto Belfry Square. Proceed ahead and as the road veers to the right turn left onto Belfry Crescent. Take your first right turn onto Belfry Road and then left onto Belfry Drive. No. 17 can be found on the right hand side.

## LOCATION



## NEGOTIATOR

Ross Mchugh and he can be contacted on 01 4030720 or 087 1368048.

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

## MORTGAGES

- Pre-approved Mortgage
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- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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