

**FOR SALE**

BY PRIVATE TREATY

106 Carrig Court  
Citywest  
Dublin 24



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

**BER** TBC

Price: €199,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning ground floor two bedroom to the market ideally located in Carrig Court a hugely sought after location, one of Citywest's finest areas to live. This exclusive development finds itself within a stone's throw of the newly built Citywest Shopping Centre, Citywest Business Park, The Luas, the N7, N81 and the M50 motorway. The location is truly next to none.

No.106 is one of the nicest apartments in this prestigious development and in fine decorative order throughout, this property is sure to appeal to a wide audience. Bright and spacious living accommodation comprises of entrance hall, large kitchen/lounge, extra storage space in the hall, two double bedrooms and a main family bathroom. As well as a balcony perfect for enjoying a glass of wine on a summers evening. No. 106 boasts an ideal opportunity for a family to acquire a stunning apartment. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 700 sq ft
- Magnificent apartment
- STUNNING from top to bottom..!!
- Management fees €1400 yearly
- 2 bed / 1 Bath
- Large lounge / kitchen
- Sought after development
- Double glazed windows throughout
- Mature & peaceful surroundings
- Gas fired central heating
- Bus routes to city centre close by
- Easy Access to N7/ N81 & M50
- Early viewing is a must



## ACCOMMODATION

### ENTRANCE HALL

8'2" x 4'3 (2.5m x 1.3m)

Tiled flooring. Access to bedroom and kitchen.

### LOUNGE

15'1" x 17'1" (4.6m x 5.2m)

Laminate flooring. Large open lounge. Bay window, open into kitchen.

### KITCHEN

9'5" x 11'5" (2.9m x 3.5m)

Fully fitted kitchen. Breakfast bar. Laminate flooring.



### BEDROOM 1

10'8" x 8'5" (3.3m x 2.6m)

Double room. Built in wardrobes. Laminate flooring.



### BEDROOM 2

10'2" x 14'1" (3.1m x 4.3m)

Double room. Built in wardrobes. Laminate flooring.



### BATHROOM

10'2" x 8'2" (3.1m x 2.5m)

Fully fitted with wc, whb and pump shower Tiled flooring..



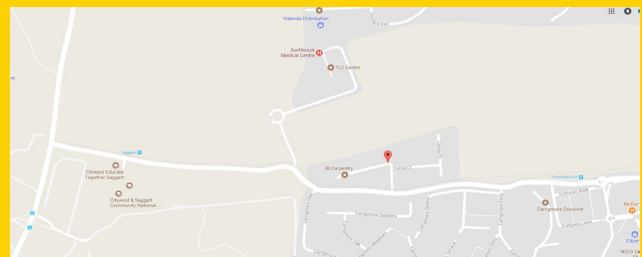
## DIRECTIONS

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. At the roundabout take the 3rd exist. Proceed straight through the mini roundabout and take your next right turn into Carrig court. Within the development take the 1st right turn and no.106 can be found on the right side.

## 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

**Conor Clarke** and he can be contacted on **01 68 75 800 or 086 837 1963.**

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

## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E clondalkin@raycooke.ie

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E tallaght@raycooke.ie

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E terenure@raycooke.ie

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E finglas@raycooke.ie



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

**raycooke.ie**

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.