

**FOR SALE**

BY PRIVATE TREATY

**64 Corbally Heath  
Citywest  
Co. Dublin  
D24 V9RK**



Three Bedroom Semi Detached  
c.104sq.m / 1120 sq.ft



**Price: €315,000**

**raycooke.ie**

PSR Licence Number 002307



## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this stunning three bedroom semi-detached family home to the market ideally positioned on Corbally Heath, Citywest. This esteemed development is ever sought after with young families and the location is second to none with Citywest Shopping Centre, Citywest Business Park and The Luas all within close proximity. In addition there is easy access to the N7 & M50 Motorway and a choice of bus routes. Internal living accommodation of c. 1,120 sq ft comprises of entrance hallway with guest wc, lounge, dining room, kitchen/breakfast room, three bedrooms, main family bathroom and master bedroom ensuite. No. 64 is well presented throughout and ready to walk in to. The generous space on offer is ideal for a growing family and these particular homes are much more comfortable in size than many others from surrounding developments. The meticulously maintained rear garden is a haven for child's play and the sunny aspect will entice the sunshine throughout the day. Viewing is highly advised, call Ray Cooke Auctioneers today.

## FEATURES

- c. 1,120 sq ft
- BER D2
- Gas fired central heating
- Double glazed windows
- Ample off street parking
- Great condition throughout
- 3 bed/3 bath
- Fitted kitchen
- Three generous bedrooms
- Plenty of wardrobe space
- Master bedroom ensuite
- Most generous rear garden
- Sunny orientation
- Mature planting and manicured green areas
- Highly sought after development
- A choice of bus routes close by
- Easy Access to N7/ N81 & M50
- The Luas within walking distance
- Ideal for first time buyers & young families
- Viewing highly advised





## ACCOMMODATION

### ENTRANCE PORCH

PVC Sliding door and tiled floor

### ENTRANCE HALL

15'5" x 5'6" (4.71m x 1.71m)

Laminate floor, carpet stair and landing.

### DOWNSTAIRS WC

Laminate floor, wc, and whb

### LOUNGE

15'5" x 11'5" (4.71m x 3.51m)

Carpet floors, feature fireplace, plaster and painted wall and ceiling, and double doors to dining room.

### DINING ROOM

8'6" x 12'3" (2.63m x 3.77m)

Laminate floor, sliding patio door to rear garden, and double doors leading to kitchen.

### KITCHEN

21'1" x 8'5" (6.44m x 2.6m)

Lino floor, floor and eye level units, double glazed windows, integrated oven and grill, and storage press.

### BEDROOM 1

11'2" x 13'7" (3.42m x 4.1m)

Fitted wardrobes, double glazed windows, and door to ensuite.

### ENSUITE

6'1" x 5'6" (1.86m x 1.72m)

Wc, wbh, pump shower, and shower base

### BEDROOM 2

10' x 12'4" (3.05m x 3.8m)

Fitted wardrobes and double glazed windows.

### BEDROOM 2

7'2" x 9'02" (2.22m x 2.75m)

Fitted wardrobes and double glazed windows.

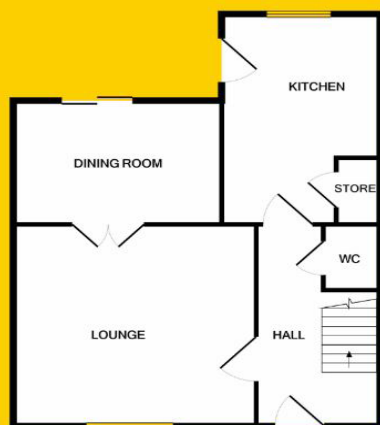
### FAMILY BATHROOM

6'3" x 5'9" (1.93m x 1.8m)

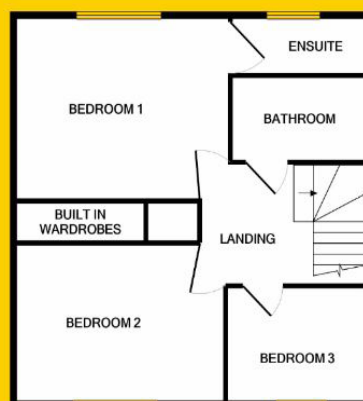
Fully tiled bathroom suite, electric Triton shower, wc, and whb.



## FLOOR PLAN



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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

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



## MORTGAGES

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