



# 112 Fortune's Lawn


Citywest


Dublin 24

D24 TR98



71sq.m

 (01) 490 3201

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### LOCATION

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 and at the next roundabout take the 2nd exit. Take your next left and follow the road around till the cul de sac. Fortune's Lawn is on your right-hand side.



### DESCRIPTION

J P & M doyle are delighted to present to the market No. 112 Fortunes Lawn; this superb third floor, 2-bedroom 2-bathroom apartment extending to c.71 sq m 764 sq ft, built in c.2006. The property is located in the heart of Citywest. This property will be sure to attract investors or first-time buyers alike, given the convenient location, exclusivity of this modern development and the array of nearby amenities and services. Investors will also find this an attractive option given the strong rental yields on offer.

The property is bright and airy with a warm feeling throughout boasting many fine features and upgrades, such as a spacious master bedroom en-suite, newly fitted kitchen, and a highly sought-after location within a Two minutes` walk of The Citywest Shopping Centre and a host of amenities and services. The Square Shopping Centre, Tallaght Hospital and Tallaght IT are all also within close proximity. Public transport is also well catered for with the nearby Luas Red Line stop making the city centre easily accessible.

The accommodation is aesthetically pleasing while encompassing a spacious contemporary designed living area that briefly comprises entrance hallway, open plan kitchen / dining / living room, 2 well-proportioned double bedrooms one with en-suite, both containing fitted wardrobes, balcony access off living area and second bedroom, modern family bathroom.



## ACCOMMODATION

<b>ENTRANCE HALLWAY</b>	1.18m (3'10") x 1.33m (4'4") 2.91m (9'7") x 2.18m (7'2")	`L-shaped`
<b>STORAGE CLOSET</b>	1.23m (4'0") x 0.08m (3")	
<b>HOT PRESS</b>	0.87m (2'10") x 0.75m (2'6")	
<b>OPEN PLAN LIVING / DINING &amp; KITCHEN</b>	8.07m (26'6") x 3.42m (11'3")	Features new fitted kitchen units, with integrated dishwasher, washing machine & fridge freezer , double oven & electric hob , timber flooring throughout, The window has been fitted with plantation shutter, & door to balcony.
<b>BATHROOM</b>	2.65m (8'8") x 2.03m (6'8")	Features W.c , W.h.b vanity unit , Bath/shower , mirrored cabinets, tiled flooring & subway tiled bath wall
<b>BEDROOM 1 / MASTER BED</b>	4.72m (15'6") x 2.55m (8'4")	Features Fitted wardrobe unit , carpet flooring, The window has been fitted with plantation shutters.
<b>BEDROOM 2</b>	3.57m (11'9") x 2.64m (8'8")	Features fitted wardrobes , carpet flooring , The window has been fitted with plantation shutter & double doors to balcony.
<b>BALCONY</b>	3.38m (11'1") x 0.25m (10")	Features chrome and glass railing and concrete tiled flooring.







**VIEWING**

**BY APPOINTMENT ONLY**

**BER:**

**C2 (BER NUMBER 116150772)**

**PRICE REGION:**

**€260,000**



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Established. 1952

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