

**FOR SALE**

BY PRIVATE TREATY

**48 Westend Gate  
Tallaght  
Dublin 24  
D24 TR92**



One Bedroom Apartment  
c. 47.8sq.m/515 sq.ft



**Price: €165,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present 48 Westend Gate to the market on the 3rd floor of this prestigious development, in Dublin 24. Westend Gate finds itself in the thick of things with The Square Shopping Centre, Tallaght Hospital, IT Tallaght and the Tallaght Luas Stop all found within a short stroll. In addition a variety of schools, local shops, restaurants, bars, leisure facilities and the M50 Motorway are all within arm's reach. Interior living accommodation of c. 515 sq ft comprises of entrance hallway with generous storage press, master bathroom suite, one double bedroom and an open plan kitchen/living/dining room with floor to ceiling windows. The large balcony is accessed through the lounge and bedroom and features stunning views. The property is prime for first time buyers but would make an equally keen investment with similar properties in the area generating attractive yields. To be seen is to be appreciated - Call Ray Cooke Auctioneers today!

## FEATURES

- 3rd floor with lifts & stairs
- C. 515 sq ft
- Management fee c. €1,273.38 per annum
- Double glazed windows
- Electric storage heating
- Pristinely kept throughout
- Fully fitted kitchen
- Top quality kitchen appliances
- Generous storage room from hallway
- Large sized double bedroom
- Lounge/kitchen with floor to ceiling windows
- Tallaght Hospital, The Square Shopping Centre and The Luas on your doorstep
- Tallaght IT within a short stroll
- M50 Motorway merely minutes by car
- Ideal for 1st time buyers, investors and anyone looking to downsize





## ACCOMMODATION



### KITCHEN

9'3" x 7'4" (2.85m x 2.27m)

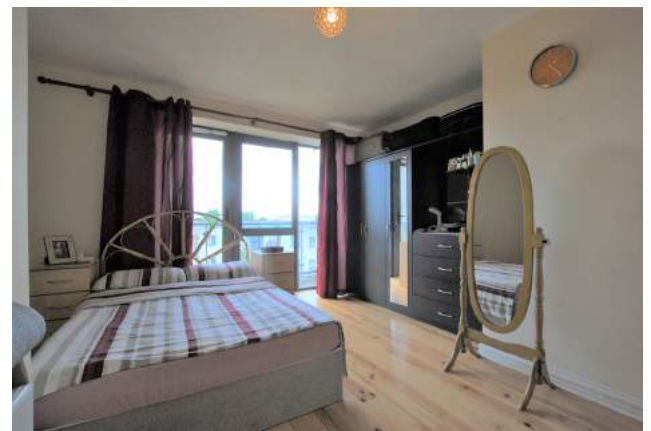
Floor to eye level units, tiled floor and splash back, top quality integrated appliances, and extraction fan.



### LOUNGE

15'22" x 14'9" (4.64m x 4.57m)

Spacious room that leads onto balcony, floor to ceiling windows flood the room with natural light, timber flooring.



### BEDROOM

14'4' x 14'1" (4.4m x 4.3m)

Spacious room that provides access to Balcony. Floor to ceiling windows, timber floor and built in wardrobes.

### BATHROOM 2

8'2' x 6'4" (2.52m x 1.96m)

Large bathroom, part tiled with full bath, wc, and whb.



## FLOOR PLAN



## 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

James Droney and he can be contacted on 01 4599288 or 086 1409043

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



## MORTGAGES

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