

**FOR SALE**

BY PRIVATE TREATY

**16 Brownsbarn Orchard  
Kingswood  
Citywest  
Co. Dublin  
D22 YR74**



**Three Bedroom End of Terrace House  
c.100sq.m /1,076sq.ft**



**Price: €325,000**

PSR Licence Number 002307

**raycooke.ie**



## DESCRIPTION

RAY COOKE AUCTIONEERS are excited to present to the market this excellent three bedroom end of terrace property in the highly sought after gated development of Brownsbarn Orchard, Citywest. The location is next to none as within arm's reach you will find the N7, M50 Motorway and The Luas Stop. Within walking distance you have local shops, shopping centres, schools, bars and restaurants. Bright and spacious internal living accommodation spans to c. 100 sq m (1076 sq. ft.) and comprises of entrance hallway, guest w.c., kitchen/dining area, lounge, three large double bedrooms, main family bathroom, master ensuite and walk in wardrobe. The lounge leads onto an EXTRA LARGE rear garden with an enviable sunny orientation. No. 16 is presented in very good condition throughout with the list of additional features endless and includes gas fired central heating, double glazing throughout, a fully fitted modern kitchen and off street parking for multiple cars. To be seen is to be appreciated - Call RAY COOKE AUCTIONEERS to arrange a viewing!

## FEATURES

- c. 1,076 sq. ft.
- c. 100 sq m
- Very good condition throughout
- 3 bed / 3 bath
- Extra Large attic which could be easily converted
- Fully alarmed
- Huge amount of storage space
- Secure gated development
- Master bedroom with ensuite and walk in wardrobe
- Gas fired central heating
- Ample off street car parking
- Fully fitted kitchen
- Management fee c. 350 per annum
- Extra large rear garden with lawn
- 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!



## ACCOMMODATION



### LIVING ROOM

12'99" x 8'2" (3.69m x 6.25m)

Spacious room to the rear of the property. Top quality carpets blinds and curtains. Gas fire, double doors to extra large rear garden

### KITCHEN

16'40" x 10'33" (5m x 3.15m)

Spacious kitchen to the front of the property. Floor and eye level units. Tiled floor and splash back. Ample space for table and chairs. Gas boiler and top quality blinds.



### DOWNSTAIRS WC

8'2" x 3'2" (2.59m x 1m)

Part tiled with WC and WHB

### BEDROOM 1

13'1" x 13'32" (4m x 4.06m)

Double room to the rear of the property. Top quality carpets, curtains and blinds. Walk in wardrobe with fitted storage units. Access to ensuite.



### ENSUITE

6'56" x 5'9" (2m x 1.8m)

Full tiled bathroom with shower WHB and WC and top quality blinds

### BATHROOM

14'4" x 5'44" (2.4m x 1.66m)

Fully tiled bathroom with full bath, triton power shower, WHB, WC and extractor fan.



### BEDROOM 2

7'4" x 13'45" (2.28m x 4.1m)

Double bedroom to the front of the property, top quality blinds and curtains.

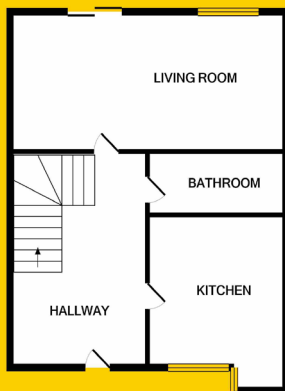
### BEDROOM 3

9'02" x 10'49" (2.75m x 3.2m)

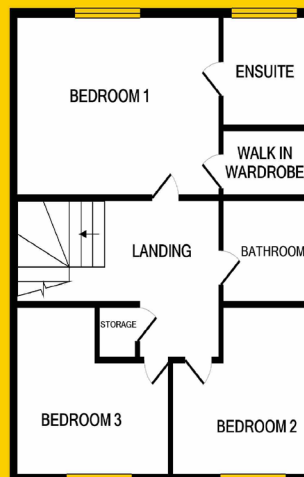
Double bedroom to the front of the property. Built in wardrobes. Top quality carpets, blinds and curtains.







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

James and he can be contacted on 01 4599288 or 086 140 9043

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



## MORTGAGES

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For further information or advice, please call:  
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