



**2 BEDROOM GROUND FLOOR APARTMENT**

**11 FORTUNES LAWN, CITYWEST, DUBLIN 24, D24RP03**



PSRA Reg No. 001536

**GUIDE PRICE: €235,000**

## FOR SALE BY PRIVATE TREATY

### 11 FORTUNES LAWN, CITYWEST, DUBLIN 24

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#### FEATURES:

- Secure designated underground carparking.
- C. 70 sq.m. (754 sq.ft.) of light filled accommodation.
- Presented in good condition throughout.
- High gloss fitted kitchen with appliances.
- Built in wardrobes in 2 bedrooms.
- West facing balcony adjacent to Citywest.

#### DESCRIPTION:

“11 Fortunes Lawns” is a modern 2 bedroom ground floor apartment in this popular development adjacent to Citywest Shopping Centre only a 2 minute walk with Dunnes Stores (Drapery & Food Hall), McDonalds, Eddie Rocket, Costa, KFC, Pharmacy and O’Briens Wines to name but a few. The Luas Stop is across the road offering a regular service to the City Centre along with the N7 only a couple of minutes drive. The property is easily accessible to The Square Shopping Centre, Tallaght Hospital, M50, Liffey Valley and many Business Campuses in the area.

The apartment contains c. 70 sq.m. (c. 754 sq.ft.) of generous light filled accommodation presented in good condition throughout with features including spacious living/dining/kitchenette, 2 bedrooms, 2 baths, electric heating, high gloss fitted kitchen with appliances, designated secure underground carparking space, built-in wardrobes in 2 bedrooms and balcony.

*This is an ideal opportunity for first time  
buyers or investors.*

#### ACCOMMODATION:

**Entrance hall:** 3.37m x 1.34m with oak floor, storage closet and Hot Press.

#### Sittingroom/Diningroom/Kitchen:

9m x 3.8m with oak and tiled floor, door to balcony, cream high gloss fitted presses, Whirlpool washing machine, electric oven, electric hob, Beco fridge/freezer, tiled surround and cooker hood.

**Bedroom 1:** 5m x 2.8m with double built in wardrobes and oak floor.

**Ensuite:** w.c., w.h.b., corner shower, fully tiled floor and walls.

**Bathroom:** w.c., w.h.b., mirrored fitted units, bath with shower attachment, fully tiled floor and walls.

**Bedroom 2:** 3.75m x 2.63m with oak floor, built in wardrobes and door to balcony.

#### SERVICES:

Mains water, mains drainage, electricity heating, alarm

#### INCLUSIONS:

Blinds, washing machine, oven, hob, extractor and fridge/freezer.

**MANAGEMENT CHARGE:** €1,500 per annum.

**SOLICITOR:** MB Burns Solicitors, Malahide Road, Clontarf, Dublin 3.

**BER: E1** - No. 102721271

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