

FOR SALE

BY PRIVATE TREATY

**32 Westend Gate
Tallaght
Dublin 24
D24K765**



Two Bedroom Apartment
c.72.9sq.m /785.sq.ft



Price: €235,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent two bedroom apartment to the market on the 2nd floor of the prestigious Westend Gate development, 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. 785 sq ft comprises of entrance hallway with store room and utility room, open plan lounge/kitchen/dining room, family bathroom, two double bedrooms and master ensuite. No. 32 is found on the 2nd floor of the development and is found in no less than turn-key condition throughout having been meticulously maintained by its current owner. The XL south facing balcony can be accessed from the lounge as well as both bedrooms offering much welcomed outside space. The property comes with a designated parking space within the gated underground car park. Ideal for both first time buyers and investors - Register your viewing interest today.

FEATURES

- c. 785 sq. ft.
- Immaculate condition throughout
- BER D1
- Management fee c. €1,850 per annum (Discounted rate if paid early in full)
- 1 designated underground parking space
- 2nd floor with lifts & stairs
- Double glazed windows
- Electric storage heating
- Upgraded kitchen with ample storage units
- Utility and store room from hallway
- 2 double bedrooms
- Master ensuite
- Ample wardrobe space
- Extra large balcony with sunny southerly aspect
- 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 and investors



ACCOMMODATION

HALLWAY

L Shaped hallway, access to store room, utility, bathroom with access to two bedrooms and lounge.

LOUNGE/DINING/KITCHEN

23"x13'4" (7.2mx4.1m)

Timber flooring to lounge with access to kitchen and to the balcony. Kitchen with an abundance of storage units, tiled flooring and splashback.



BEDROOM 1

8'5"x15'4" (2.6mx4.7m)

Master bedroom with carpet flooring and access to ensuite and balcony.



BEDROOM 2

11'8"x8'2" (3.6mx2.5m)

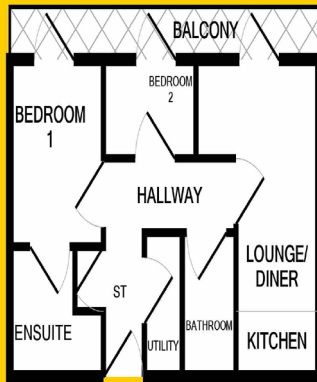
Double bedroom, laminate flooring, large mirror sliderobes with access to the balcony.

BATHROOM

6'5"x7'5" (2m x2.3m)

Partly tiled, fitted with wc, wash hand basin, bath and shower.





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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

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



MORTGAGES

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For further information or advice, please call:
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