

FOR SALE

BY PRIVATE TREATY

8 Carrigmore Court
Citywest
Co. Dublin
D24 DH36



Three Bedroom Semi Detached
c. 125.4sq.m /1,350sq.ft

BER TBC

Price: €320,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this excellent three bed semidetached family home to the market nicely tucked away within the highly sought after Carrigmore Development. The phrase "location, location, location" immediately springs to mind as this magnificent development is located less than five minutes walk from the Luas stop and also within a mere stone's throw you will find the renowned Citywest Shopping Centre, bus routes giving easy access to the City Centre and a host of major road networks.

Bright and spacious living accommodation of c. 1,350 sq ft comprises of entrance hall with guest wc and under stairs storage, lounge, L-Shaped kitchen/dining room with separate utility room, three bedrooms, main family bathroom and master bedroom ensuite. Double doors from the dining room lead onto a sunny west facing rear garden with lawn area, mature planting and childrens play area. To the front the cobblelock driveway provides off street parking. No 8 is the ultimate family home and comes to the market in immaculate condition. The list of additional extras includes built in storage, upgraded floors, a composite front door and a generous side entrance. Early interest is sure to be seen, Call Ray Cooke Auctioneers to register your interest today!

FEATURES

- c. 1,350 sq ft
- Off street parking
- Gas fired central heating
- Presented in immaculate condition throughout
- Double glazed windows
- Bright and spacious living accommodation
- L-Shaped kitchen/dining room
- CCTV
- Stunning family bathroom
- Separate utility room
- Ample wardrobe space
- NEW Gas Boiler
- Generous rear garden with sunny orientation
- Childrens play area
- Less than 5 minute walk to The Luas Stop
- Only minutes walk from Citywest Shopping Centre
- Major road networks all within easy reach
- Bus routes in and out of City Centre
- Ideal for first time buyers
- Viewing highly advised!



ACCOMMODATION



HALL

Laminate flooring with acces to lounge, kitchen/dining, guest w.c, carpet to stairs and landing.

LOUNGE

Bright lounge with laminate flooring, feature fireplace with double doors to kitchen/dining.

KITCHEN

Fully fitted kitchen with eye and floor level units, tiled flooring, open plan to dining area with laminate flooring, access to utility room and sliding doors to rear garden.

BEDROOM 1

Double bedroom to the rear of the property with carpet flooring, built in wardrobes and access to ensuite.

BEDROOM 2

Double bedroom in front of the property carpet flooring and built in wardrobes.

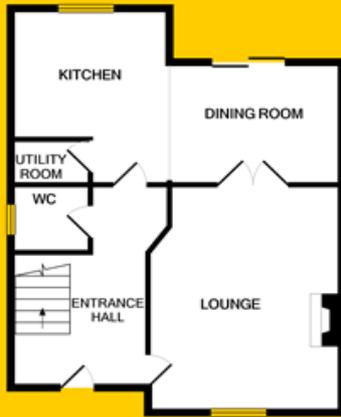
BEDROOM 3

Single bedroom to the front of the property with carpet flooring.

BATHROOM

Fully fitted with wc, whb and bath, fully tiled.





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

Conor Clarke and he can be contacted on **01 9089300** or **086 8371963**

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



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
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For further information or advice, please call:
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