

**FOR SALE**

BY PRIVATE TREATY

98 Carrig Court  
Citywest  
Co. Dublin  
D24 KN7X



Three Bedroom End Of Terrace

**BER** C3

Price: €295,000

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

## DESCRIPTION



RAY COOKE AUCTIONEERS proudly present this stunning three bed end-of-terrace property to the market nicely tucked away in the peaceful development of Carrig Court, arguably the most sought after development in Citywest. Ideally nestled between Saggart village and Citywest shopping centre and with the LUAS on your doorstep the location is next to none. Bus routes and a host of major road networks are also within easy reach. Bright and spacious living accommodation of c. 1,050 sq ft comprises of entrance hall with guest wc and under stairs storage, lounge, kitchen/dining/living room, storage room, three bedrooms (two double/one single), main family bathroom and master ensuite. Double doors from the lounge lead onto a well maintained sunny rear garden with large patio area. No. 98 comes to the market in excellent condition having been meticulously maintained and upgraded over the years. Boasting venetian blinds, top quality flooring, built in storage and gas fired central heating this one is sure to be very popular with first time buyers or investors. Viewing is highly recommended - Call Ray Cooke Auctioneers today!

## FEATURES

- c. 1,050 sq ft
- Mgmt fees c. €490 including bins
- PRISTINE CONDITION THROUGHOUT
- Gas fired central heating
- Upgraded front door
- Fully alarmed
- Venetian Blinds
- Top quality flooring
- Stunning kitchen with high end integrated appliances
- Built in storage
- 3 bed 3 bath
- Large side entrance
- Peaceful setting
- 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



## ACCOMMODATION

### KITCHEN

Eye level units, bay window with top quality blind, tiled floor and splash back. Top quality intergrated appliances.

### LOUNGE

Spacious room to the rear of the property. Fireplace with tile surround, timber flooring. Double doors to the rear garden. Additional storage room.

### WC

Large room in use as a part utility room, with wc and whb.

### BEDROOM 1

Double bedroom to the front of the property, top quality carpet, blind and curtains. Built in wardrobes.

### BEDROOM 2

Single room to the front of the property. Built in wardrobes , top quality blind and curtains.

### BEDROOM 3

Double room to the rear of the property , built in wardrobes. Top quality blind and curtains . Acces to the ensuite

### ENSUITE

Wc,whb and shower, part tiled.

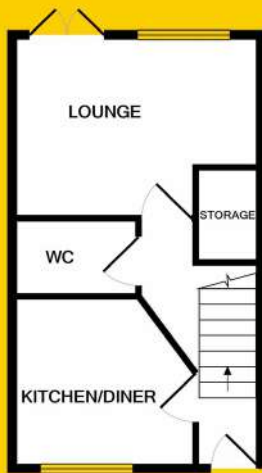
### BATHROOM

Partly tiled family bathroom with whb, wc, shower and fitted bath.

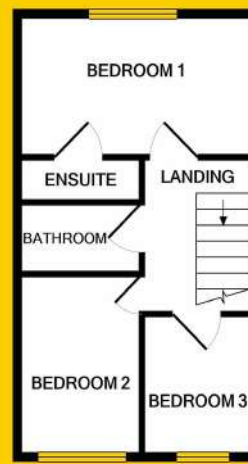
### OUTSIDE REAR

Sunny rear with paving, lawn area and large side entrance. Mautre planting and panelling. Offers great privacy.





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 Dronay 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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