



36 FORTUNE'S WALK

CITYWEST | DUBLIN 24 | D24PT18

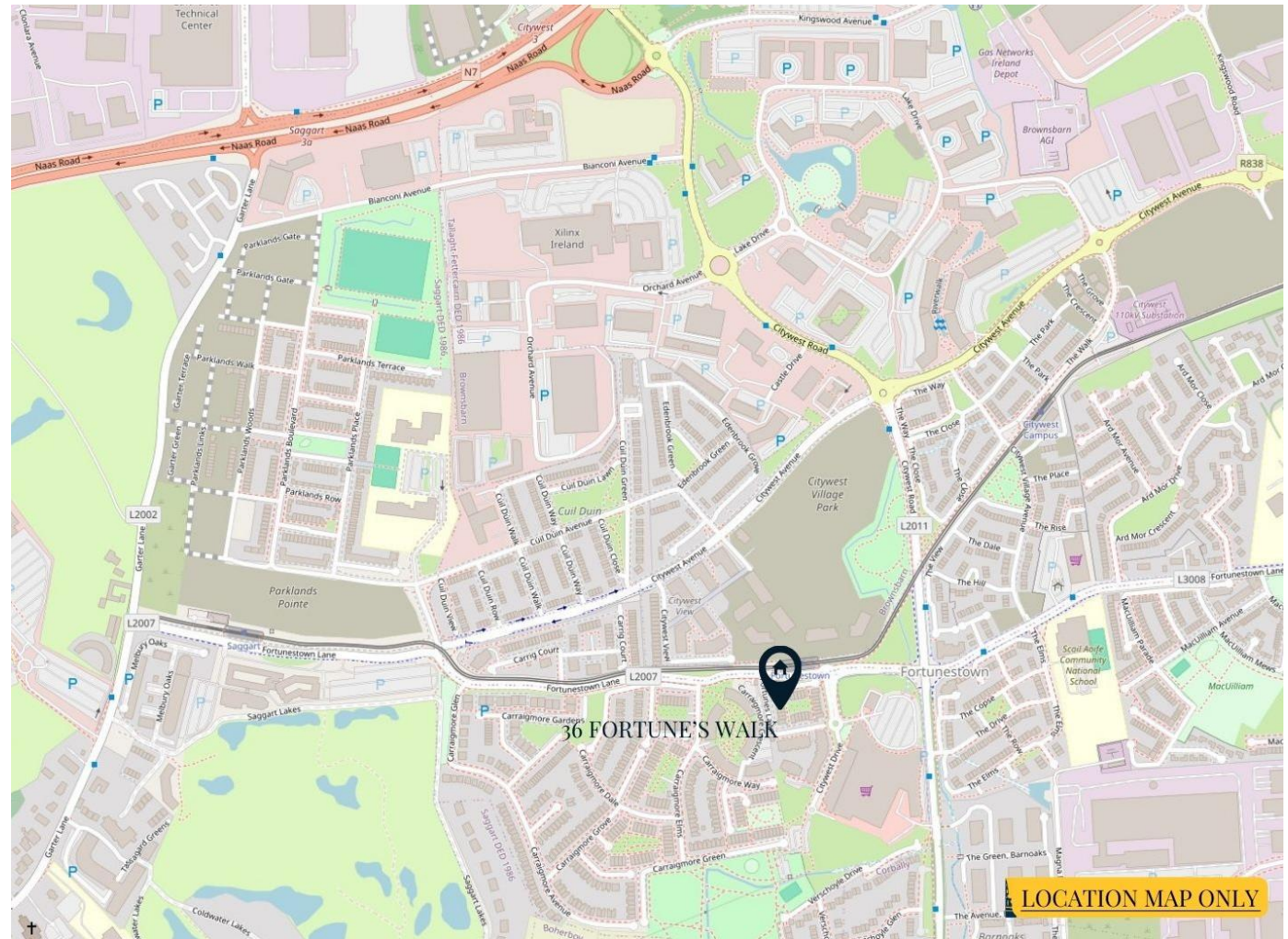
FOR SALE BY PRIVATE TREATY

LOCATION

From the N7 take the slip road for Citywest and continue straight out, the Citywest Road until you come to the roundabout at Citywest shopping Centre.

At the roundabout, take the 3rd exit and at the next roundabout take the 2nd exit.

Take your next left and follow the road around till the cul de sac. Fortune's Walk is on your right-hand side.



10 mins

11 mins

16 mins

23 mins

37 mins

The Red Cow

Tallaght Hospital

Naas

Dublin Airport

Dublin City Centre



DESCRIPTION

J. P. & M. Doyle are delighted to present to the market No. 36 Fortunes Walk, this superb mid -terrace three-bedroom duplex extending to c.118 sq. m/ 1270 sq. ft, built in c. 2006. The property is located in the heart of Citywest.

This property will be sure to attract investors or first-time buyers alike, given the convenient location, exclusivity of this modern development and the array of nearby amenities and services.

Investors will also find this an attractive option given the strong rental yields on offer.



The Property is bright and airy with a warm feeling throughout boasting many fine features, and a highly sought-after location within a two minutes' walk of The Citywest Shopping Centre and a host of amenities and services. The Square Shopping Centre, Tallaght Hospital and Tallaght IT are all also within close proximity.

Public transport is well catered for with the nearby Luas Red Line stop making the City Centre easily accessible.

The accommodation is aesthetically pleasing, while encompassing a spacious contemporary designed living, that briefly comprises a large entrance hallway, with understairs cloakroom/ storage, guest lavatory, open plan kitchen/ breakfast room,

The living room is a bright and open space with a stunning fireplace surround, with large balcony off overlooking the enclosed communal gardens, upstairs Landing with hot-press storage, Master bedroom with ensuite and attentional two double bedroom, and all have excellent storage in form of built in wardrobes, Large Family bathroom with built in storage.



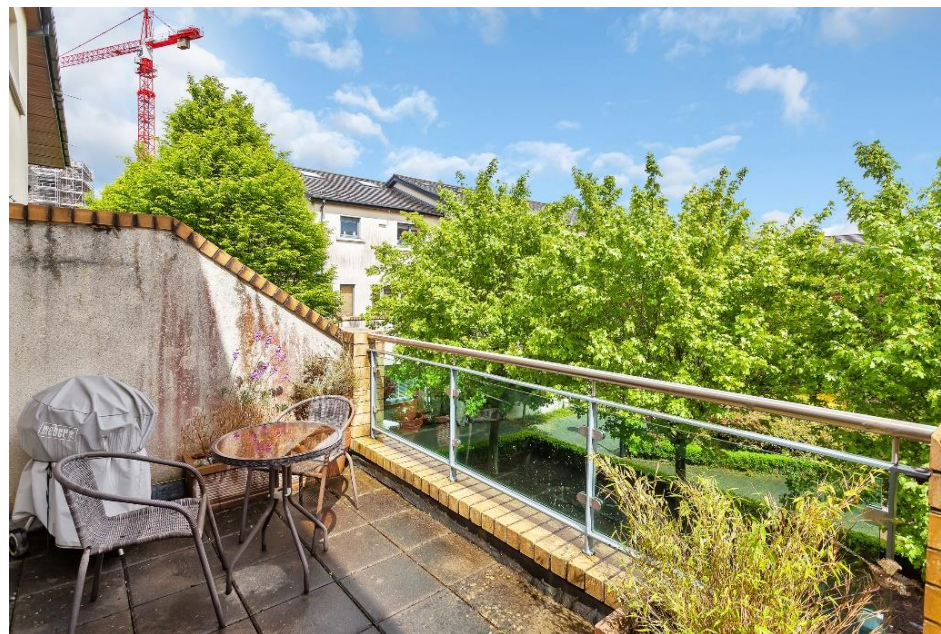
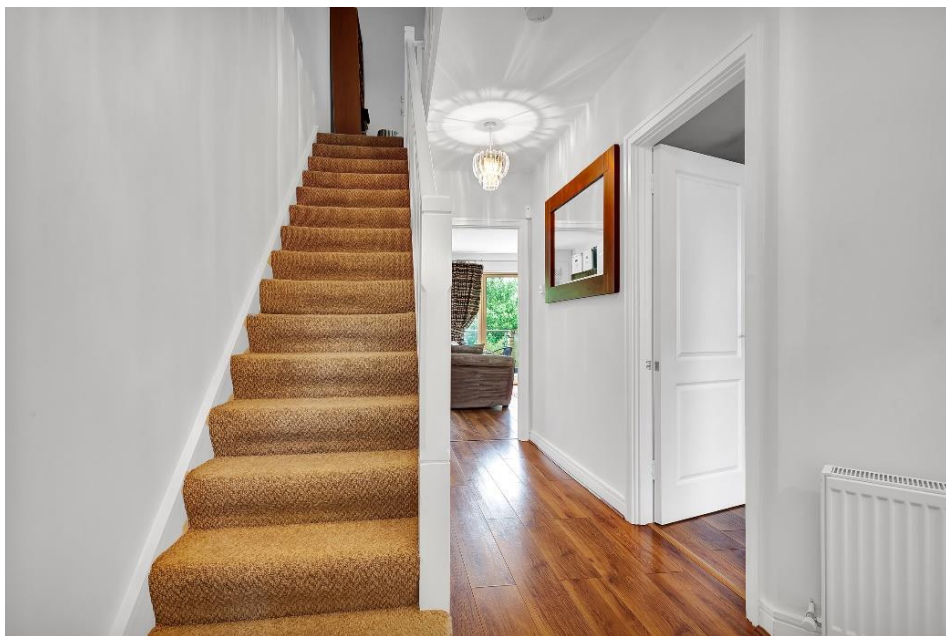




ACCOMMODATION

GROUND FLOOR

Entrance Hallway	6.08m x 2.57m (max)	Features timber flooring.
Understairs Storage		
Guest Lavatory	1.88m x 1.37m	W.C & W.H.B
Kitchen/ Breakfast room	5.97m x 3.17m (max)	Features fitted floor and wall storage units, tiled splash back, oven, hob, extractor fan and timber flooring with bay window 1.97m x 0.86m
Livingroom	5.40m x 4.62m	Features fireplace with granite and gas fired inset, timber flooring, and double door to the balcony.
Balcony	5.54m x 2.46m	



FIRST FLOOR

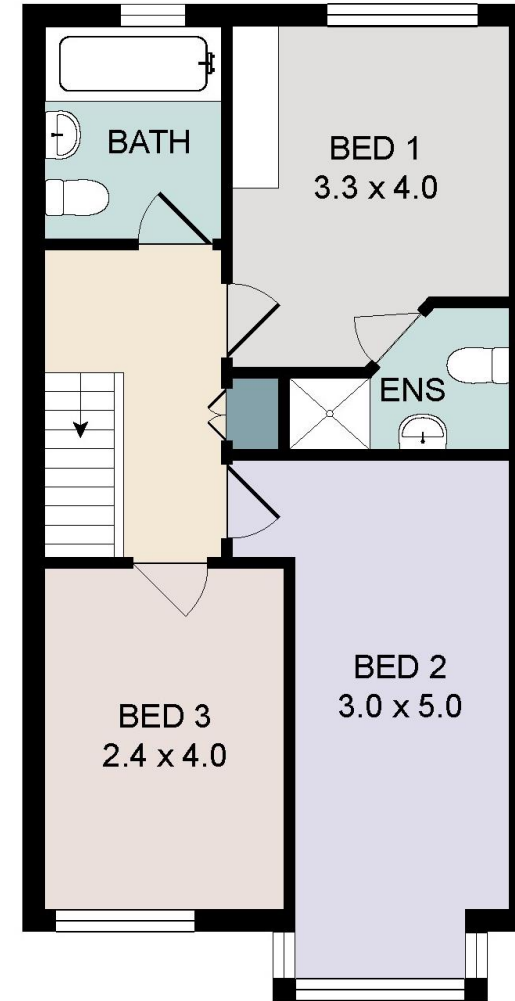
Landing.	3.59m x 1.98m	Features carpet flooring.
Hot-press storage.		
Bathroom.	2.64m x 1.7m	Features W.C , W.H.B Bath/ Shower, wall mirrored storage units , fully tiled.
Master bedroom. 1.	4.58m x 3.37m	Features fitted wardrobes, carpet flooring.
Ensuite.	2.68m x 1.28m	Features W.C, W.H.B, shower, fully tiled.
Bedroom 2.	5.09m x 3.05m	Features bay window 1.97m x 0.86m, fitted wardrobes & carpet flooring
Bedroom 3.	4.12m x 2.47m	Features fitted wardrobe & carpet flooring.



FLOORPLANS



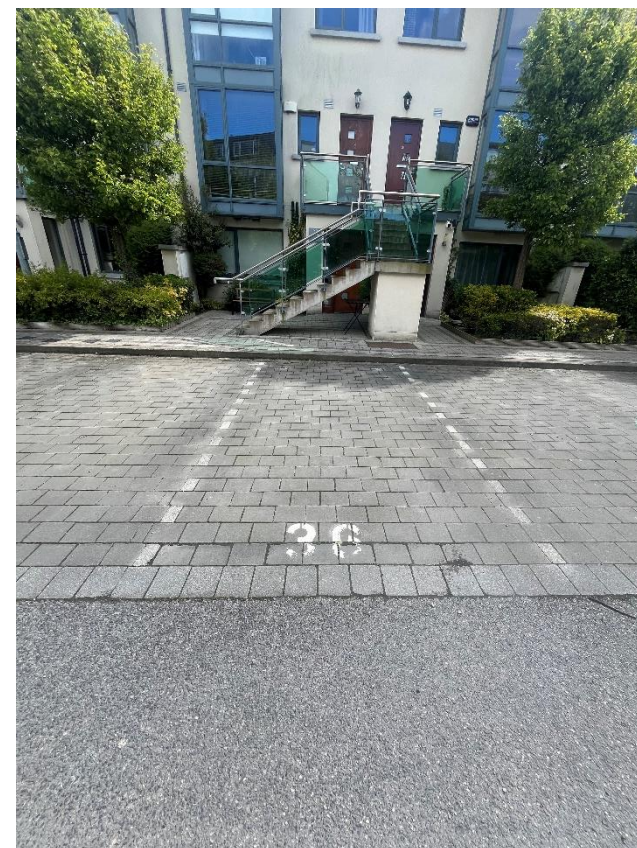
GROUND FLOOR PLAN



FIRST FLOOR PLAN

OUTSIDE

One Allocated Car Parking Space Number 36 | Communal gardens | Ample Visitors Car Parking



VIEWING:

By Appointment Only

PRICE REGION:

€360,000

BER: B1 (101381093)

MANAGEMENT FEE:

€1,080 Annually

SELLING AGENT:

J.P. & M. Doyle
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Dublin 6
D06 X029

CONTACT US

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