

**FOR SALE**

BY PRIVATE TREATY

**46 Belfry Square  
Citywest  
Co Dublin  
D24PF77**



Three Bed Semi Detached House  
c. 120.8 sq.m / 1300.28 sq.ft

**BER** TBC

**Price: €275,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this idyllic three bedroom, semi-detached family home to the market, located in the extremely popular Belfry Square development in Citywest. The popular development could not have a better location, situated in the heart of Citywest, the Citywest Shopping Centre, Business park, Luas line and all major transport routes N7 & M50 on your door stop. No 46. Has a bright and spacious interior living accommodation of c 1300 sq ft comprises of entrance hallway, guest W.C, utility room, kitchen, dining room, extended lounge, 3 bedrooms, master en suite & main family bathroom and a generous sized garden with a gated side entrance. This pristine family home is the ideal purchase for any growing family, first time buyer or investor. Call Ray Cooke Auctioneers today to arrange a private viewing.

## FEATURES

C.1300 TBC Sqft  
BER €"TBC  
Management fees c.€350 per year  
Double glazed windows  
Ample wardrobe space  
Fully fitted kitchen units plus a utility room  
Abundance of storage throughout the home  
Gas fired central heating  
Sought after development - Mature & peaceful surroundings  
Ample parking  
Bus routes to city centre close by  
Easy Access to N7/ N81 & M50  
Early viewing is a must  
Call Ray Cooke Auctioneers today!!





## ACCOMMODATION

### HALLWAY

7'8" x 5'3" (2.4m x 1.6m)

Wooden floor, access to kitchen, diner and living room.

### LOUNGE

20'6" x 17'8" (6.3m x 5.3m)

Wooden floors, gas fire access to garden.

### KITCHEN

9'1" x 16'0" (2.7m x 4.9m)

Fitted kitchen, tiled floor, dishwasher and access to utility room.

### BATHROOM

9'6" x 5'2" (2.9m x 1.6m)

WC, wash hand basin, tiled bath, storage

### BEDROOM 1

10'3" x 12'1" (3.1m x 3.7m)

Built in wardrobe, access to ensuite, wc, wash hand basin and shower.

### BEDROOM 2

14'4" x 9'0" (4.4m x 2.2m)

Wooden floor, bay window built in wardrobe.

### BEDROOM 3

9'2" x 7'5" (2.8m x 2.3m)

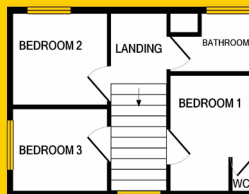
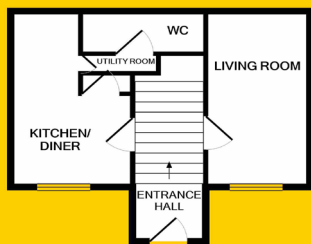
Wooden floor, built in wardrobe.

### BEDROOM 4

12'7" x 9'5" (3.9m x 2.9m)

Double room to front of property, carpet flooring built in wardrobe.





## 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

Alanna Tyrrell and he can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to [alanna.tyrrell@raycooke.ie](mailto:alanna.tyrrell@raycooke.ie) and we will contact you.



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
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