

**FOR SALE**

BY PRIVATE TREATY

18 Brownsbarn Orchard  
Citywest  
Co Dublin  
D22YX28



Three Bedroom Terraced House  
c.144sq.m. /1150sq.ft.



Price: €325,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this magnificent 3/4 bedroom townhouse to the market nestled away within this quaint, gated development of Brownsbarn Orchard, Citywest. The location could not be better as you find yourself within easy reach of all the amenities that Citywest has to offer such as local shops, restaurants, primary and secondary schools and shopping centres. Also very easily accessible are the M50 & N7 road networks, bus routes to and from Dublin's City Centre, Citywest Business Park and The Citywest Luas Stop. Luxurious and impeccably upgraded interior living accommodation is split over 3 levels and comprises of entrance hallway with guest wc and under stairs storage, lounge, fitted kitchen/dining room, three double bedrooms, main family bathroom and master bedroom ensuite. The exceptionally large attic has been converted and now incorporates an impressive fourth bedroom and fourth bathroom. To the rear is a low maintenance garden which has been fully paved and the front overlooks a large green area. No. 18 has been meticulously maintained and improved upon by its current owner and is one of the finest properties to come to the market in Citywest this year. The luxurious and versatile living space is tailor made for a growing family and boasts solid oak flooring throughout, an upgraded heating system and 3 fully tiled bathroom suites. Viewing of this super family home is highly advised. Call Ray Cooke Auctioneers today for further information!

## FEATURES

- Transact.ie - this sale is using this online conveyancing system to ensure the sale is faster, transparent & a higher quality service
- c. 1550 sq. ft
- BER C1
- Management fee c. 350 per annum
- 4 bed/4 bath townhouse
- Fully Alarmed
- Double glazed windows and doors
- Upgraded Gas fired central heating
- Attractive entrance hallway
- Solid oak flooring
- Stunning kitchen with belfast sink and integrated appliances
- 2 bedrooms with walk in wardrobe space
- 2 ensuite bedrooms
- Fully fenced low maintenance rear garden
- Ample parking for multiple cars
- Peaceful setting overlooking a green area
- Secure gated development
- Citywest Luas Stop within easy reach
- M50 & N7 Road networks very easily accessible



## ACCOMMODATION

### LOUNGE

20'0" x 13'7" (6.1m x 4.2m)

Solid oak flooring and double doors to rear patio, top quality blinds and doors.

### KITCHEN

16'4" x 10'9" (5m x 3.3m)

Solid oak kitchen with top quality appliances, ample space for table and chairs, Belfast sink and two windows, new boiler.

### DOWNSTAIRS WC

8'5" x 3'9" (2.6m x 1.2m)

Part tiled wc, wash hand basin and heated towel rail.

### REAR

Low maintenance with mature planting, west facing with improved fencing.

### BATHROOM

8'2" x 5'2" (2.5m x 1.6m)

Fitted with full bath, wc, wash hand basin and heated towel rail.

### BEDROOM 1

13'1" x 13'7" (4m x 4.2m)

Double room to rear of the property with solid oak flooring, again top quality blinds and access to ensuite, walk in wardrobe.

### BEDROOM 2

7'5" x 13'4" (2.3m x 4.1m)

Double room to front of the property, top quality oak flooring and blinds.

### BEDROOM 3

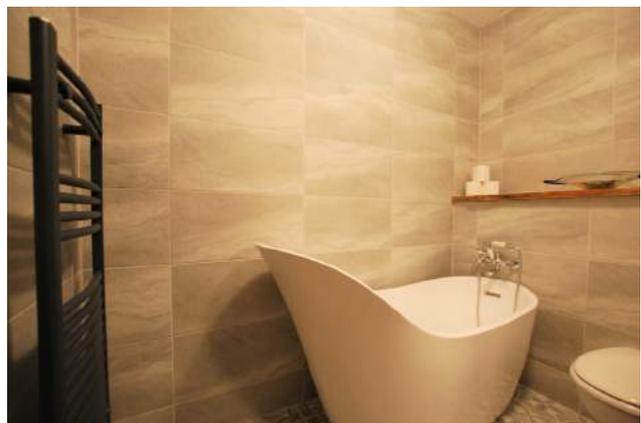
8'8" x 10'6" (2.7m x 3.2m)

Double room to front of the property, top quality flooring.

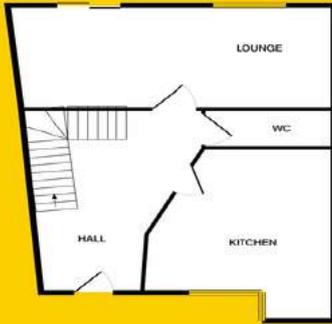
### BEDROOM 4

11'4" x 20'9" (3.5m x 6.4m)

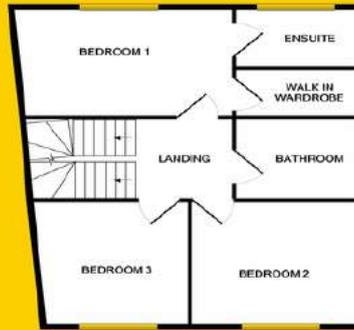
Double room to top of property, stretches full width and features a velux window, walk in wardrobes.



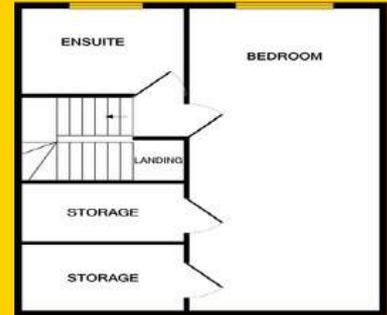
## FLOOR PLANS



GROUND FLOOR



1ST FLOOR



ATTIC CONVERSION

## 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 Dronney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to [james@raycooke.ie](mailto:james@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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For further information or advice, please call:  
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