

**FOR SALE**

BY PRIVATE TREATY

**Apartment 71  
Geraldstown Wood  
Santry  
Dublin9  
D09P981**



Three Bedroom Apartment  
c.75sq.m /246sq.ft



**Price: €235,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this bright and spacious three-bedroom, 3rd floor apartment to the market in the ever popular & sought-after location of Geraldstown Woods in Santry, Dublin 9.

The location is second to none as you are situated beside every conceivable amenity, including a supermarket, shops, bars, restaurants, Northwood Fitness Centre, a 5 Star Crowne Plaza Hotel, while also having easy access to DCU, M1, M50, Dublin Airport, Omni Park Shopping Centre, Beaumont Hospital and Dublin city centre can be reached in 15 minutes via the Port Tunnel. There is also a wide choice of sporting and recreational facilities nearby.

Bright and spacious living accommodation of c. 75 sqm comprises of entrance hallway, large living/dining room, separate fully fitted kitchen, 3 bedrooms, 2 double with built in wardrobes, master with ensuite, 1 single bedroom and a main partial tiled bathroom with bath and shower.

No 71 comes to the market in great condition and boasts dual aspect living, designated parking space & visitor spaces, double-glazed windows and gas fired central heating.

Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

c. 75 sqm

BER C1

Management fees: C. €1650 per annum

3 bed / 2 bath apartment

3rd floor location

Designated parking space

Presented in excellent condition

Three generous bedrooms

Built in wardrobes

Fully fitted kitchen

Double glazed windows throughout

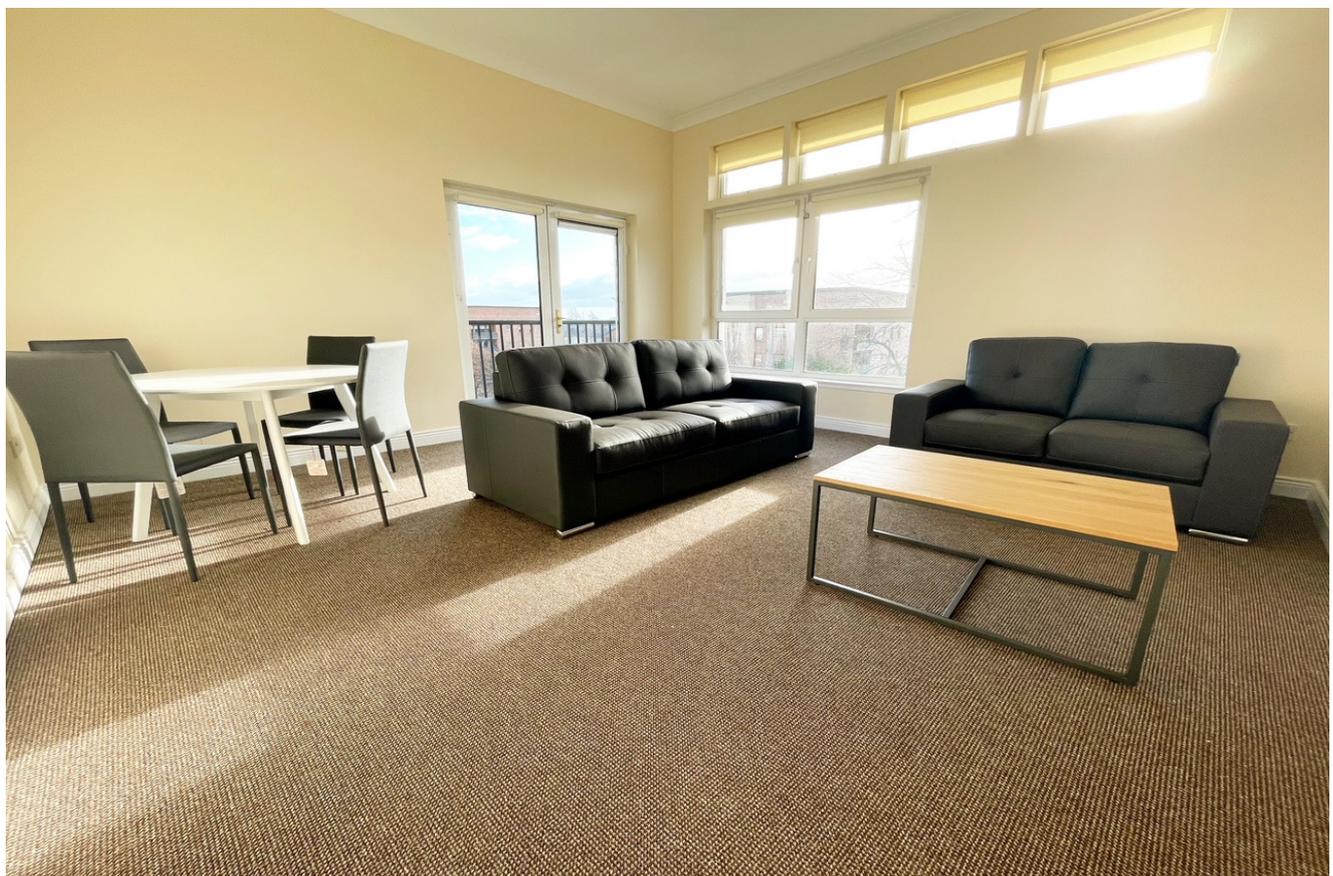
Excellent primary & secondary schools on doorstep

Fantastic location

Walking distance to Santry Demense, Gulliver's Retail Park, Omni S.C, IKEA & DCU

Easy access to M50 intersection, Dublin Airport, Beaumont Hospital and City Centre

Early viewing highly advised!



## ACCOMMODATION



### HALLWAY

12'4" x 4'5" (3.8m x 1.4m)

Laminate flooring with access to the living room.

### LIVING ROOM

11'4" x 11'4" (3.5m x 3.5m)

Laminate flooring with access to juliyie balcony.

### KITCHEN / DINING ROOM

7'5" x 13'1" (2.3m x 4.0m)

Lino to floor with fitted units.



### BEDROOM 1

8'8" x 9'1" (2.7m x 2.8m)

Double bedroom with carpet to floor.

### BEDROOM 2

12'1" x 9'5" (3.7m x 2.9m)

Double bedroom with carpet to floor with ensuite.

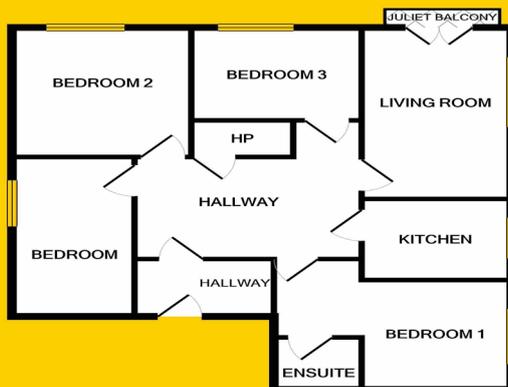


### BATHROOM

5'9" x 4'5" (1.8m x 1.4m)

Tiled flooring and walls with WC, WHB and shower.





Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been rounded off and estimated where appropriate to provide clarity and save space. Made with Metropix ©2022

## 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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

[john.sullivan@raycooke.ie](mailto:john.sullivan@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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