

FOR SALE

BY PRIVATE TREATY

32 Belfry Square
Citywest
Co Dublin
D24 W316



Two Bedroom Mid Terrace
c.70.8sq.m. /762.08sq.ft.



Price: €225,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning two bedroom mid-terraced property to the market ideally located overlooking a green area in the highly sought Belfry Square, one of Citywest's finest areas to live. This exclusive development finds itself within a stone's throw of Citywest Shopping Centre, Citywest Business Park, The Luas, the N7, N81 and the M50 motorway. Bright and spacious interior living accommodation of over 70 square metres comprises of lounge, kitchen/dining-room, downstairs wc, two double bedrooms and main family bathroom. The kitchen opens out onto a low maintenance rear with a sunny SOUTH FACING orientation. No. 32 is presented in excellent condition throughout and boasts an endless list of additional features including built in wardrobes, oodles of attic space and gas fired central heating. This one is prime for first time buyers but is equally likely to be a hit with investors due to the attractive yields on offer locally. Early viewing is highly advised, call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 762 sq.ft
- BER C1
- Magnificent property
- Previously owner occupied
- Management fees c.320 per year
- STUNNING from top to bottom
- SOUTH FACING rear garden
- 2 bed /2 Bath
- Tiled main bathroom with electric shower
- Sought after development
- Double glazed windows throughout
- Mature & peaceful surroundings
- Gas fired central heating
- Fully alarmed
- Ample parking
- Bus routes to city centre close by
- Easy Access to N7/ N81 & M50
- Early viewing is a must



ACCOMMODATION

LOUNGE

14" x 13" (4.2m x 3.9m)

Marble fireplace with timber surround.

KITCHEN

9" x 18" (2.7m x 2.4m)

Tiled floor and splashback, integrated appliances, ample space for table & chairs.

TOILET

Downstairs wc with wash hand basin.

REAR

Low maintenance, south facing with raised decking area

BEDROOM 1

9" x 13" (2.7m x 3.9m)

Built in wardrobe, double room to the rear of the property, timber effect floors.

BEDROOM 2

13" x 8" (3.9m x 2.4m)

Double room to front of the property, built in wardrobes.

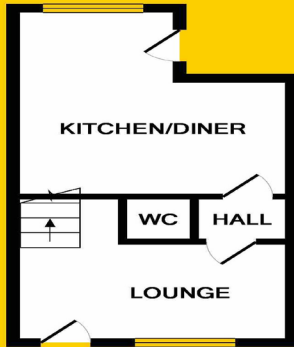
BATHROOM

10" x 5" (3.0m x 1.5m)

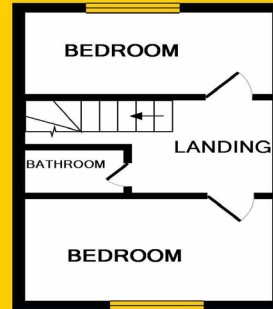
Part tiled with wc wash hand basin and power shower.



FLOOR PLANS



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

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

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



For further information or advice, please call:
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