

FOR SALE

BY PRIVATE TREATY

**42 Carrigmore Green
Citywest
Co. Dublin**



Two Bedroom Apartment
c.65sq.m. / 700sq.ft.

BER TBC

Price: €215,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous two bedroom own front door apartment to the market in this stunning and highly sought after development. Within a stone's throw you will find the Luas line, Citywest Shopping Centre, Citywest Business Park, the N7, N81 and the M50 motorway. The location is truly next to none.

Bright and spacious living accommodation of 700 sq ft comprises of entrance hall, kitchen, large lounge with dining area, two double bedrooms and a main family bathroom. The apartment also has the added bonus of not being overlooked to the front. No. 42 is presented in beautiful condition throughout and is sure to cause a stir among a wide range of 1st time buyers. It boasts gas fired central heating, double glazed windows, fully alarmed and ready to go. Do not miss this one. Call Ray Cooke Auctioneers for further information or to arrange a viewing!

FEATURES

- C. 700sq ft
- LOCATION LOCATION LOCATION
- LARGE APARTMENT
- 2 bed /1 bath
- Gas fired central heating
- Management fees €1038 yearly
- Double glazed windows throughout
- Stunning property
- Fully Alarmed
- Exclusive development; highly sought after
- Bus routes on your doorstep
- Within easy reach of Rathcoole and Saggart Village
- Within easy reach of The M50 Motorway
- Ideal for 1st time buyers
- LUAS on your door step



ACCOMMODATION

ENTRANCE HALL

11'4" x 3'2" (3.5m x 1.0m)

Carpet flooring with access to lounge, bedrooms and bathroom.

LOUNGE

17'13" x 17'7" (5.3m x 5.4m)

Large bright lounge, dining area, sliding doors to front area for the property.

KITCHEN

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

Fully fitted kitchen. Tiled flooring. Access to lounge.



BEDROOM 1

11'1" x 8'5" (3.4m x 2.6m)

Double room to rear of property. Built in wardrobes.



BEDROOM 2

11'4" x 8'5" (3.5m x 2.6m)

Double room to rear. Built in wardrobes. Carpet flooring.

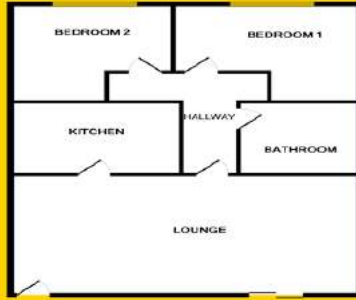
BATHROOM

5'9" x 6'5" (1.8m x 2.0m)

Fully fitted bathroom. Tiled flooring. Partly tiled walls.



FLOOR PLANS



DIRECTIONS

From the N7 take the slip road for Citywest and continue straight out the Citywest Road until you come to the roundabout at Citywest S.C. At the roundabout take the 3rd exist. Go straight through and at the next roundabout and take you're second left into Carrigmore Manor. On entering the development follow the road straight down to the end where you will take a left turn onto Carrigmore Green. You will find no.42 straight down on your left hand side.

LOCATION



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

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@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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