

**FOR SALE**

BY PRIVATE TREATY

2 Cuil Duin Row  
Citywest  
Co. Dublin  
D24 V6RN



Three Bedroom End of Terrace  
c. 116 sq.m / 1250 sq.ft



Price: €335,000

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

## DESCRIPTION

Ray Cooke Auctioneers proudly present this stunning A - rated 3/4 bedroom property to the market in the exclusive Cuil Duin development, Citywest. With every imaginable amenity on your doorstep the location is truly next to none. Within a stone's throw you will find Saggart Village with its shops, schools, Avoca and local GAA grounds along with the LUAS, the N7 & M50 and a host of bus routes. Citywest shopping centre is also within minutes. Elegant and luxurious living accommodation of c. 1,250 sq. ft. split over three levels comprises of; ground floor – entrance hallway, lounge, kitchen/dining room and guest wc; 1st floor – two double bedrooms and main family bathroom; 2nd floor - master bedroom, ensuite and study which is currently in use as fourth bedroom. Double doors from the kitchen lead onto a large garden with enviable sunny orientation. No.2 comes to the market in turnkey condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features including high intensity heating system, ceramic tiling, dual aspect living and plenty of built in storage. Early viewing is highly advised to appreciate the sheer quality on offer behind the door of this superb family home, call Ray Cooke Auctioneers today!

## FEATURES

c. 1250 sq. ft.  
BER A3  
Solar panels  
Heat recovery ventilation  
IMMACULATELY presented throughout  
Luxury living at its finest  
Split over 3 level  
Stunning windows and front door  
Fully fitted kitchen with top quality appliances  
Plenty of built in storage  
Sunny rear garden  
High intensity heating system  
Exclusive development  
Located in the heart of Citywest  
Every conceivable amenity within walking distance  
M50 & N7 within two minutes' drive  
Viewing highly advised!



## ACCOMMODATION

### KITCHEN

17' x 12'7" (5.21m x 3.9m)

Spacious room to the front of the property. Tiled splashback, double doors to the garden, top quality blinds, and ceramic tiled flooring.



### LOUNGE

14'6" x 12'2" (4.47m x 3.72m)

Spacious room with two windows, centre electric fireplace, top quality blinds and curtains, and ceramic tiled flooring.

### DOWNSTAIRS WC

5'08" x 4'9" (1.55m x 1.5m)

Downstairs room with extra storage, ceramic tiled floor with wc, and whb

### BATHROOM

7'3" x 5'5" (2.25m x 1.7m)

Part tiled room to the rear of the property, heated towel rail, wc, whb, full bath, and ceramic tiled floor.



### BEDROOM 2

11'8" x 11'8" (3.8m x 3.8m)

Double room to the front of the property, built in wardrobe, top quality blinds, curtains and carpet.

### BEDROOM 3

11'8" x 11'8" (3.8m x 3.8m)

Double room to the rear of the property, built in wardrobes, top quality blinds, curtains and carpet.



### BEDROOM 4

11'8" x 12'3" (3.6m x 3.76m)

Single room on the 3rd floor, top quality carpets and velux window.

### MASTER BEDROOM

17'7" x 12'3" (5.4m x 3.76m)

Large bedroom to the top of the property, built in wardrobes, top quality blinds, curtains and carpet, access to ensuite.

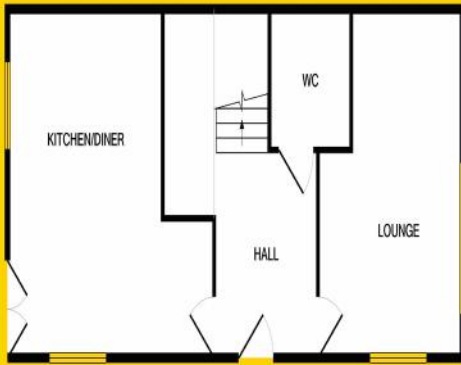
### ENSUITE

3'4" x 7'4" (1.06m x 2.27m)

Part tiled, with heated towel rail, wc, whb, and shower.



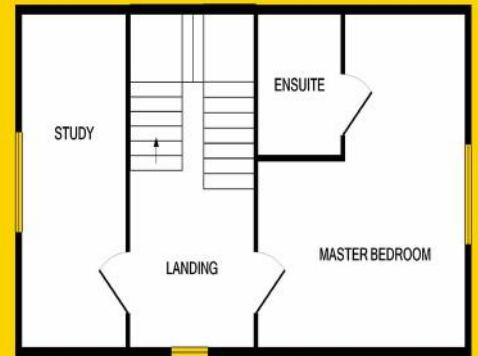
## FLOOR PLAN



GROUND FLOOR



1ST FLOOR



2ND 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 Drony and he can be contacted on 01 599288 or 086 1409043

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



## MORTGAGES

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For further information or advice, please call:  
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