

FOR SALE

BY PRIVATE TREATY

44 Belfry Hall
Citywest
Co. Dublin



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

BER TBC

Price: €195,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning two bedroom GROUND FLOOR apartment to the market ideally located in Belfry Hall a hugely sought after location, one of Citywest's finest areas to live. This exclusive development finds itself within a stone's throw of the newly built Citywest Shopping Centre, Citywest Business Park, The Luas, the N7, N81 and the M50 motorway. The location is truly next to none. No.44 is one of the nicest apartments in this prestigious development and in fine decorative order throughout, this property is sure to appeal to a wide audience.

Bright and spacious living accommodation comprises of entrance hall, large kitchen/lounge, and extra storage space in the hall, two double bedrooms, one en-suite and a main family bathroom. As well as a balcony perfect for enjoying a glass of wine on a summers evening. No. 44 boasts an ideal opportunity for a family to acquire a stunning apartment. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 700 sq ft
- Magnificent apartment
- STUNNING from top to bottom...!!
- Management fees €1500 yearly
- 2 Bed / 2 Bath
- Large lounge / kitchen
- Sought after development
- Double glazed windows throughout
- Mature & peaceful surroundings
- Gas fired central heating
- Fully alarmed
- Underground parking
- Bus routes to city centre close by
- Easy Access to N7/ N81 & M50
- Early viewing is a must



ACCOMMODATION

HALLWAY

11'4" x 3'9" (3.5m x 1.2m)

Tiled flooring. Access to lounge and bedroom.

KITCHEN

4'9" x 3'8" (1.5m x 3.8m)

Fully fitted kitchen. Tiled flooring.

LOUNGE

12'7" x 20'6" (3.9m x 6.3m)

Large bright lounge. Dining area, access to balcony.



BEDROOM 1

11'8" x 10'8" (3.6m x 3.3m)

Double room. Laminate flooring. Built in wardrobes. Access to ensuite.



BEDROOM 2

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

Double room. Laminate flooring. Built in wardrobes.



BATHROOM

7'8" x 6'2" (2.4m x 1.9m)

Fully fitted bathroom. Tiled flooring, partly tiled to 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. Go straight through and at the next roundabout take a left. Take the next right into The Belfry. On entering the development take your first left into Belfry Hall where you will find 44 straight ahead in Block b

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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