

FOR SALE

BY PRIVATE TREATY

**153 Carrigmore Crescent
Citywest
Dublin 24**



Three Bedroom Semi Detached
c./97.5sq.m. / 1050sq.ft.



Price: €219,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous three bedroom LARGE three bedroom 2nd floor 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 1050 sqft comprises of entrance hall, kitchen, large lounge with dining area, three LARGE double bedrooms, one en-suite and a main family bathroom. No. 158 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. 1050 sq ft
- LOCATION LOCATION LOCATION
- LARGE APARTMENT
- 3 bed /2 bath
- Electric central heating
- Management fees €2000
- Double glazed windows throughout
- Stunning property
- Show Home Condition
- 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

1'3" x 4'5" (4.5m x 1.4m)

Wooden flooring, access to bedrooms and lounge.

LOUNGE

19'6" x 19'3" (6m x 5.9m)

Wooden flooring, large living area, dining space, double doors to balcony.

KITCHEN

9'5" x 8'5" (2.9m x 5.9m)

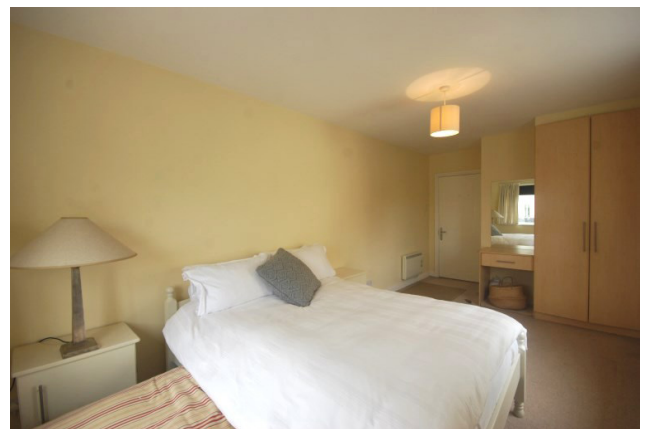
Fully fitted kitchen, tiled flooring, access to lounge.



BEDROOM 1

17" x 9'1" (5.4m x 2.8m)

Large double room built in wardrobes, carpet flooring.



BEDROOM 2

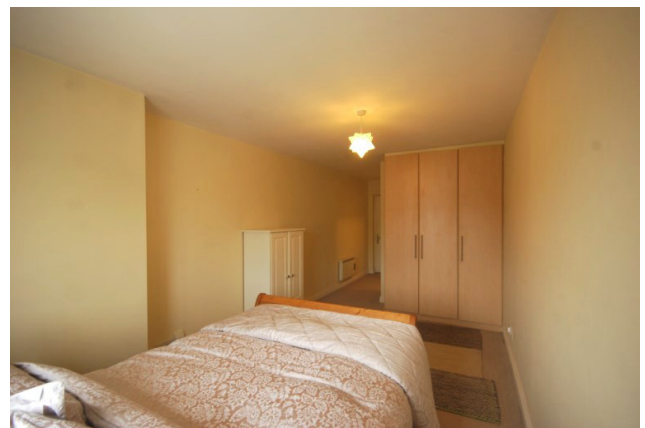
17" x 8'8" (5.2m x 2.7m)

Double room, carpet flooring, built in wardrobes.

BEDROOM 3

19'6" x 9'1" (6m x 2.8m)

Double room, carpet flooring, built in wardrobes.



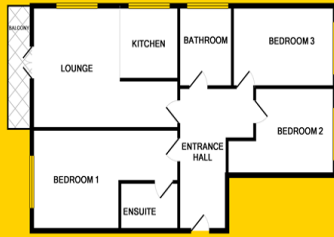
BATHROOM

5'9" x 9'5" (1.8m x 2.9m)

Fully fitted bathroom with wc, whb and bath, tiled flooring, tiled splashback.



FLOOR PLANS



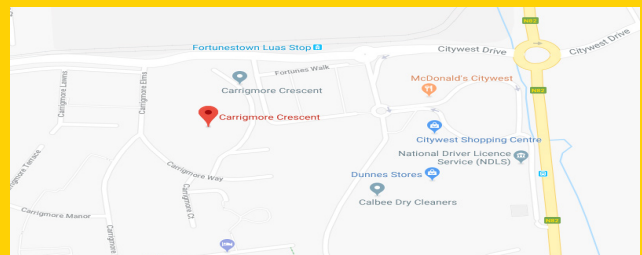
DIRECTIONS

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 Carrigmore Crescent is on your left hand side and no158 is the 3rd building on the left.

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.

LOCATION



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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