

**FOR SALE**

BY PRIVATE TREATY

**14 Cuil Duin Row  
Citywest  
Co. Dublin  
D24H3EY**



Three Bedroom Mid-Terrace  
c.128.2sq.m /1,380sq.ft



**Price: €335,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this superb 3/4 bedroom townhouse to the market in the exclusive and highly sought after Cuil Duin development, Citywest. Ideally positioned within a short stroll of The Luas, within arm's reach of the Citywest Shopping Centre, and within easy access of the M50 & N7 road networks; the location is truly next to none.

Split over three levels the living accommodation spans to c. 1,380 sq. ft. and comprises of lounge, guest wc, kitchen/dining room, three double bedrooms, master bedroom ensuite and study which would suit a variety of uses.

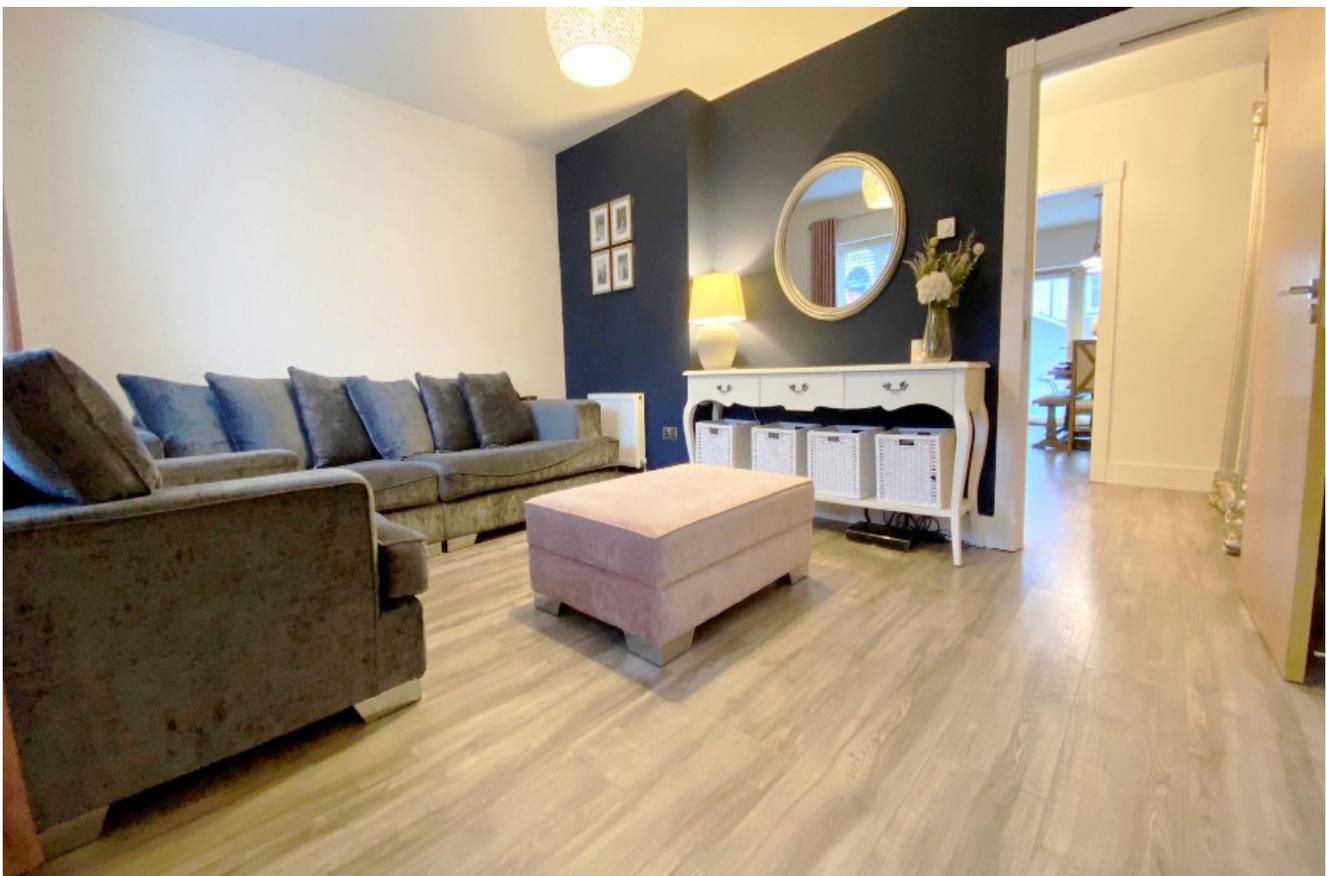
No. 14 is immaculately presented from head to toe and is as close to a brand new property as you will find. It has been meticulously maintained by its current owner and is now ready to walk into by one lucky purchaser.

To the front you will find your designated parking space with additional visitors parking scattered throughout the development. The fully fenced rear is finished in lawn and paving and is perfect for outdoor entertainment and child's play.

One not to be missed and immediate interest is guaranteed - Call Ray Cooke Auctioneers to register your interest today.

## FEATURES

- c. 1,380 sq ft
- BER A2
- Management fee c. 520 per annum (Includes refuse collection)
- 3/4 Bed (3 Bed + Study)
- Split over 3 levels
- 1 designated parking space
- Additional visitors parking
- Gas fired central heating
- Climote Smart Heating Control
- Double glazed windows & doors
- Heat recovery ventilation system
- Solar panels
- Stunning condition throughout
- Fully fitted kitchen
- High quality integrated kitchen appliances
- 3 double bedrooms
- Ample built in storage space
- Study would suit a variety of uses
- Highly sought after development
- Within arm's reach of The Luas
- Only a short stroll from Citywest Shopping Centre
- N7 & M50 road networks merely minutes by car



## ACCOMMODATION



### FRONT

Designated and visitor parking, pedestrian path.

### LOUNGE

14'7" x 12'1" (4.5m x 3.7m)

Laminate flooring with access to inner hallway

### INNER HALLWAY

6'8" x 9'8" (2.1m x 3m)

Laminate flooring with access to guest WC and kitchen/dining room.

### KITCHEN/DINING ROOM

15'4" x 14'7" (4.7m x 4.5m)

Fully fitted kitchen with an abundance of storage units, laminate flooring with double doors to rear garden.



### BEDROOM 1

12'1" x 15'0" (3.3m x 4.5m)

Double bedroom to the rear of the property, based on the first floor, with laminate flooring and built in wardrobes.



### BEDROOM 2

6'8" x 5'5" (3.7m x 4.6m)

Double bedroom to the front of the property, based on the first floor, with laminate flooring and built in wardrobes.

### BEDROOM 3

15'4" x 14'7" (4.7m x 4.5m)

Based on the second floor with two velux windows, laminate flooring, built in wardrobes and access to ensuite.



### STUDY

8'2" x 14'7" (2.5m x 4.5m)

Located on second floor with velux window, laminate flooring ideal for a variety of uses.

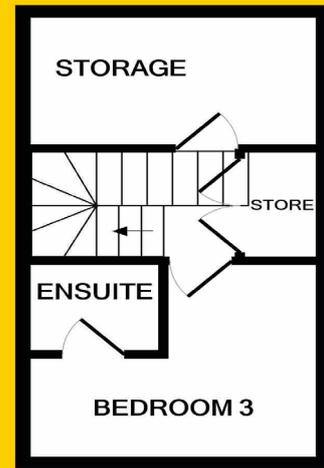
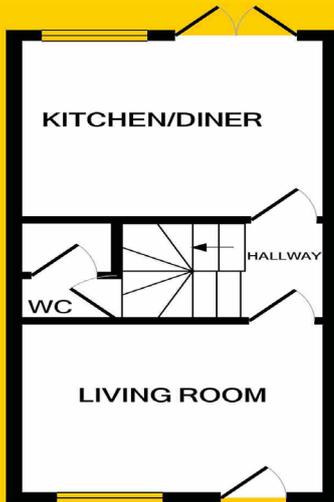
### BATHROOM

Fitted with WC, wash hand basin bath and shower, tiled flooring and wet areas..

### REAR GARDEN

Fully paved and lawn areas.





## 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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

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



## MORTGAGES

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For further information or advice, please call:  
01 40 30 720

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### CLONDALKIN

(Head Office)  
3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720  
E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### RATHCOOLE

Unit 10 Rathcoole Shopping Centre,  
Rathcoole, Co Dublin

T +353 (0)1 90 89 300  
E [rathcoole@raycooke.ie](mailto:rathcoole@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght,  
Dublin 24

T +353 (0)1 45 99 288  
E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure,  
Dublin 6W

T +353 (0)1 68 75 800  
E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)

### FINGLAS

Unit FM10,  
Finglas Village Centre,  
Finglas, Dublin 11

T +353 (0)1 54 11 455  
E [finglas@raycooke.ie](mailto:finglas@raycooke.ie)



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