

FOR SALE

BY PRIVATE TREATY

2 Brownsbarn Orchard
Old Naas Road
Dublin 22
D22 AY93



Three Bedroom Apartment
c.116.1sq.m. /1,250sq.ft.



Price: €299,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are excited to present to the market this excellent three bedroom mid-terraced property in the highly sought after gated development of Brownsbarn Orchard, Citywest. The location is next to none as within arm's reach you will find the N7, M50 Motorway and The Luas Stop. Within walking distance you have local shops, shopping centres, schools, bars and restaurants.

Interior living accommodation spans to c. 1,250 sq. ft., comprising of entrance hallway, guest w.c., kitchen/dining area, lounge, three double bedrooms, main family bathroom and master ensuite. Double doors from lounge lead onto a large garden with an enviable SOUTH FACING orientation.

No. 2 is presented in excellent condition and boasts a long list of additional features to include gas fired central heating, double glazing throughout and a great position at the end of the cul de sac. Early interest is sure to be seen and viewing is highly advised, Call Ray Cooke Auctioneers today!

FEATURES

- c. 1,250 sq. ft.
- Pristine condition throughout
- Located to the end of the cul de sac
- Large SOUTH FACING GARDEN
- 3 bed / 3 bath
- Built in wardrobes throughout
- Secure gated development
- Not directly overlooked
- BER C2
- Gas fired central heating
- Ample car parking
- Spacious country style kitchen
- Management fee c. 350 per annum
- Exclusive development; highly sought after
- Bus routes on your doorstep
- Within easy reach of The Citywest Shopping Centre
- Within easy reach of The M50 Motorway & The



ACCOMMODATION

LOUNGE

20'2" x 12'7" (6.3 x 3.9)

Timber flooring and marble fireplace with timber surround and sliding doors to rear.

KITCHEN

10'1" x 16'4" (3.1 x 5)

Tiled floor and splashback, floor and eye level units and ample space for table and chairs.



WC

8'5" x 3'6" (2.6 x 1.1)

Tiled floor wc and wash hand basin.

BEDROOM 1

13'1" x 14'4" (4 x 4.4)

Double bedroom to the front of the property with timber flooring, built in wardrobe and access to ensuite.



ENSUITE

6'5" x 5'5" (2m x 1.7m)

Tiled floor and splashback, with w.c, whb and shower cubicle.



BEDROOM 2

9'5" x 13'1" (2.9 x 4)

Double bedroom to rear of the property, built in wardrobe and top quality blinds to velux window.

BEDROOM 3

10'1" x 9'8" (3.1 x 3)

Double bedroom to rear of the property, timber flooring, built in wardrobe and top quality blinds to velux window.

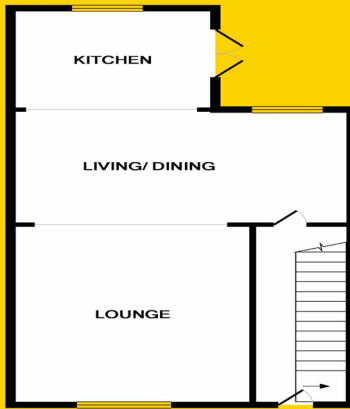
BATHROOM

6'2" x 6'2" (1.9m x 1.9m)

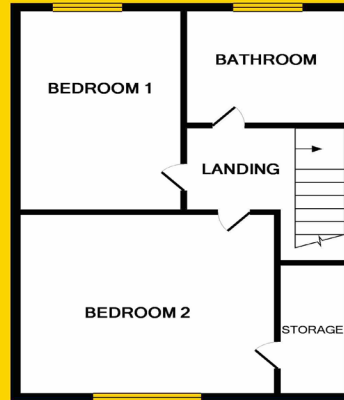
Part tiled bathroom suite fitted with w.c, whb and full bath.



FLOOR PLANS



GROUND FLOOR



1ST 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 Doney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

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For further information or advice, please call:
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