

**FOR SALE**

BY PRIVATE TREATY

**26 Brownsbarn Orchard  
Kingswood  
Citywest  
Co. Dublin  
D22T635**



**Three Bedroom Terrace  
c.154sq.m. /1,657sq.ft**



**Price: €299,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are excited to present to the market this magnificent 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 is spread over 3 floors and spans to c. 154 sq m (1657 sq. ft.) comprising of - entrance hallway, guest w.c., kitchen/dining area, lounge all on ground level. The first floor offers two large double bedrooms and main family bathroom and the landing then leads onto a full staircase with a cleverly converted attic that stretches the full width of the property. This is also plumbed for a further bathroom. The lounge leads onto a meticulously maintained sunny rear garden with raised bedding and a professional greenhouse. No. 26 is presented in FANTASTIC condition with the list of additional features endless and includes gas fired central heating, double glazing throughout, a fully fitted modern kitchen and joined front rooms which mean it could easily be transformed into a 4 bed.

## FEATURES

- c. 1,657 sq. ft.
- c. 154 sq m
- Pristine condition throughout
- 3 bed / 3 bath
- Joined front rooms which could be transformed to make a 4 bed
- Fully alarmed
- Huge amount of storage
- Secure gated development
- Not directly overlooked
- BER C1
- Gas fired central heating
- Ample car parking
- Fully fitted kitchen
- Management fee c. 350 per annum
- Garden sockets and taps
- Manicured rear garden with raised bedding
- 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 Luas





## ACCOMMODATION

### ENTRANCE HALLWAY

16'4" x 8'5" (5m x 2.6m)

Tiled floors, fresh paint, and fully alarmed.

### LOUNGE

13' x 21'6" (3.9m x 6.6m)

hard wood flooring, fresh paint, top quality light fittings, feature fireplace, and sliding door to garden.

### KITCHEN

10'3" x 6'7" (3.16m x 5.07m)

Tiled floor, tiled splashback, floor and eye level units, fresh paint, top quality blinds and light fittings.



### WC

3'4" x 6'7" (1.06m x 2.05m)

Tiled floors, wc, whb, and storage.

### BEDROOM 1

19' x 12'9" (5.8m x 3.96m)

Hard wood floors, built in wardrobes, fresh paint, and double glazed windows.



### BATHROOM

8'2" x 9'5" (2.5m x 2.9m)

Fully tiled, heated towel rail, full bath, shower cubicle, wc and whb.



### BEDROOM 2

18'5" x 13'1" (5.6m x 4m)

Hard wood flooring, fresh paint, and double glazed windows.

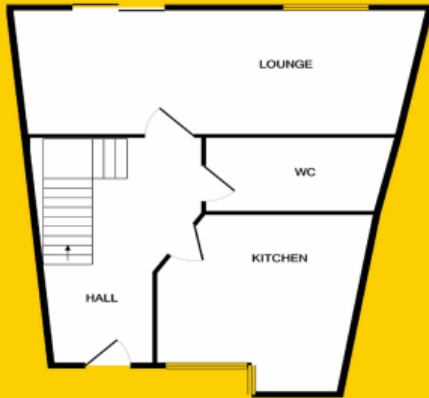
### BEDROOM 3

19'6" x 16'33" (6m x 4.9m)

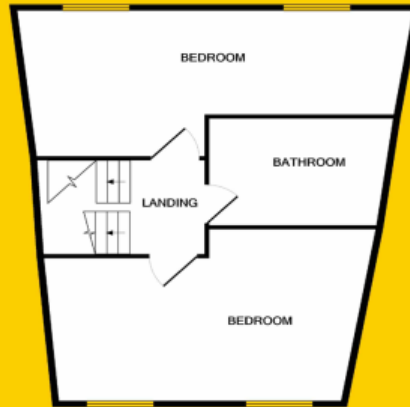
Hard wood flooring, fresh paint, built in wardrobes, and velux windows with escape ladder.



## FLOOR PLANS



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 4030720** 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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**Ray Cooke**  
Financial Services Ltd

For further financial advice, please call:  
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