

FOR SALE

BY PRIVATE TREATY

**12 Belfry Road
Citywest
Co. Dublin
D24 PN50**



Two Bedroom Terrace
c.69.6sq.m /750 sq.ft

BER TBC

Price: €225,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this delightful two bedroom property to the market tucked away on Belfry Road within this prestigious and highly sought after development. The location is second to none with Citywest Shopping Centre, Citywest Business Park and the Luas all within close proximity. In addition there is easy access to the N7, M50 Motorway and many bus routes. Internal living accommodation of c. 750 sq ft comprises of lounge, guest wc, L-Shaped kitchen/breakfast room, two double bedrooms and main family bathroom. No. 12 is beautifully presented throughout having been meticulously maintained by its current owner. The turn key nature of it will cement its appeal to a variety of buyers such as first time buyers looking to step onto the property ladder, clients downsizing and seeking a comfortable low maintenance home, and keen investors looking to take advantage of strong rental yields on offer. Viewing is highly advised; Call Ray Cooke Auctioneers for further information or to arrange viewing.

FEATURES

- c. 750 sq ft
- Alarmed
- Management fee c. 350 per annum
- Beautifully presented throughout
- Gas fired central heating
- Double glazed windows
- Guest wc downstairs
- L-shaped kitchen/breakfast room
- 2 double bedrooms
- Large family bathroom
- Ample off street parking to front
- Not directly overlooked
- West facing rear; Not overlooked
- Bus routes on your doorstep
- Within easy reach of The Citywest Shopping Centre
- Within easy reach of The M50 Motorway & The Luas
- Ideal for 1st time buyers, clients looking to downsize & investors
- Viewing highly advised!



ACCOMMODATION

FRONT

Ample parking space, manicured green, and planted areas.

LOUNGE

12'1" x 9'5" (3.7m x 2.9m)

Laminate flooring, carpet to stair and landing, access to inner hallway with guest wc and doorway to L-shaped kitchen/breakfast room.



KITCHEN

L-shaped kitchen, tiled floor and splashback, and access to rear.

BEDROOM 1

12'7" x 8'8" (3.9m x 2.7m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobe.



BEDROOM 2

12'7" x 8'5" (3.9m x 2.6m)

Double bedroom to the front of the property, laminate flooring and built in wardrobe.



BATHROOM

9'5" x 5'5" (2.9m x 1.7m)

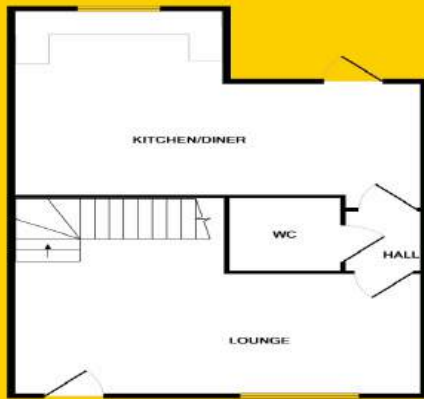
Fitted with wc, whb, and jacuzzi bath with shower.

REAR

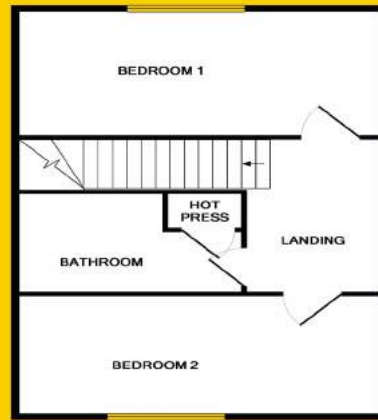
Fenced generous lawn garden, not overlooked, and sunny westerly orientation.



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

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

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



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
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