

FOR SALE

BY PRIVATE TREATY

**8 Belfy Park
Citywest
Co. Dublin
D24 V268**



**Three Bedroom Duplex
c.107sq.m /1150sq.ft**



Price: €265,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning three bedroom duplex property with SOUTH FACING garden to the market ideally located in the highly sought after Belfry Park, Citywest. This exclusive development finds itself within a stone's throw of Citywest Shopping Centre, Citywest Business Park, The Luas, the N7, N81 and the M50 motorway. Meticulously maintained and upgraded interior living accommodation of c. 1150 sq ft (c. 107 sq m) comprises of entrance hallway, wc, kitchen/dining room, lounge, 3 bedrooms & main family bathroom. Double doors from the large living room lead onto a large rear garden with an enviable sunny orientation. No. 8 comes to the market in turn key condition and boasts an array of added extras to including top quality flooring, built in storage and a fully tiled bathroom suite. Sure to be popular with first time buyers but equally likely to be a hit with investors due to the attractive yields on offer locally. To be seen is to be appreciated - Early viewing is highly advised, call Ray Cooke Auctioneers for further information today!

FEATURES

- c. 1150 sq.ft
- BER B2
- STUNNING property
- Large garden with south facing orientation and mature planting
- Management fees c. 780 per year
- 3 bed 2 bath
- Storage shed
- Sought after development
- Mature & peaceful surroundings
- Overlooking a green area
- Ample parking
- Bus routes to city centre close by
- Easy Access to N7/ N81 & M50
- Early viewing is a must



ACCOMMODATION



KITCHEN / DINING

10"82 x 18"04 (3.3m x 5.5m)

Spacious room the the front of the property. Tiled floor and splashback. Floor and eye level units.



LIVING

17"88 x 12"86 (5.45m x 3.92m)

Double room to the rear of the property. Timber effect flooring. Top quality blinds. Storage under stairs.

DOWNSTAIRS WC

5"2 x 4"42 (1.6m x 1.35m)

Tiled floor. Fitted WC and WHB.

BEDROOM 1

11"48 x 12"1 (3.5m x 3.7m)

Double room to the front of the property. Built in wardrobes. Top quality blinds and curtains.



BEDROOM 2

10"36 x 12"79(3.16m x 3.9m)

Double bedroom to the rear of the property. Built in wardrobes. Top quality blinds and curtains.

BEDROOM 3

9"51 x 7.31"(2.9m x 2.23m)

Single room to the rear of the property. Laminate flooring. Top quality blinds and curtains.



BATHROOM

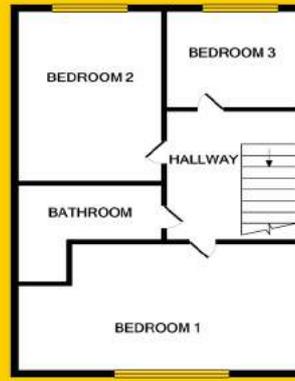
7"74 x 8"5 (2.36m x 2.6m)

Part tiled bathroom. Fitted bath, WC, WHB and shower.





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 Dronney and she can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to James@raycooke.ie and we will contact you.



MORTGAGES

- Pre-approved Mortgage
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For further information or advice, please call:
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