

**FOR SALE**

BY PRIVATE TREATY

**2 Carrigmore Place  
Citywest  
Co. Dublin  
D24CF97**



Three Bedroom Semi Detached  
c.125.4sq.m. /1,350sq.ft.

**BER D1**

**Price: €299,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine three bed semi detached family home to the market nicely tucked away within the highly sought after Carrigmore development. The age old phrase "location, location, location" immediately springs to mind as this magnificent development is located less than five minutes walk from the Luas stop and also within a mere stone's throw you will find the renowned Citywest Shopping Centre, bus routes giving easy access to the City Centre, and a host of major road networks.

Bright and spacious living accommodation of c. 1,350 sq ft comprises of entrance hall with guest wc and under stairs storage, lounge, L-Shaped kitchen/dining room with separate utility room, three bedrooms, main family bathroom and master bedroom ensuite. No 2 comes to the market as a blank canvas ready for one lucky purchaser to apply their own stamp. It is ideally positioned on an enviable corner site and boasts a most generous south facing rear garden. Early interest is sure to be seen, Call Ray Cooke Auctioneers to register your interest.

## FEATURES

- c. 1,350 sq ft
- Ideal corner house
- Presented as a blank canvas throughout
- Gas fired central heating
- Double glazed windows
- Bright and spacious living accommodation
- L-Shaped kitchen/dining room
- Fitted kitchen
- Separate utility room
- Ample wardrobe space
- Generous south facing rear garden
- Cobblelock front driveway
- Less than 5 minute walk to The Luas Stop
- Only minutes walk from Citywest Shopping Centre
- Major road networks all within easy reach
- Bus routes in and out of City Centre
- Ideal for first time buyers



## ACCOMMODATION

### ENTRANCE HALL

15'4" x 6'2" (4.7m x 1.9m)

Tiled flooring, carpet to stair and landing, access to guest wc, lounge and kitchen/dining room.

### LOUNGE

15'4" x 11'1" (4.7m x 3.4m)

Timber flooring, feature fireplace, bright bay window, double doors to kitchen/dining room.

### KITCHEN/ DINING ROOM

11'1" x 8'2" (3.4m x 2.5m) and 17'7" x 10'8" (5.4m x 3.3m)

L-Shaped kitchen/dining room, tiled floor, access to utility room, sliding door to rear garden and fitted kitchen with tiled splashback.

### BEDROOM 1

13'1" x 9'8" (4m x 3m)

Double bedroom to the rear of the property, carpet to floor, built in wardrobes and access to ensuite.

### BEDROOM 2

15'0" x 9'5" (4.6m x 2.9m)

Double bedroom to the front of the property, carpet to floor and built in wardrobes.

### BEDROOM 3

8'8" x 7'8" (2.7m x 2.4m)

Single bedroom to the front of the property, carpet to floor and built in wardrobe.

### BATHROOM

7'5" x 5'2" (2.3m x 1.6m)

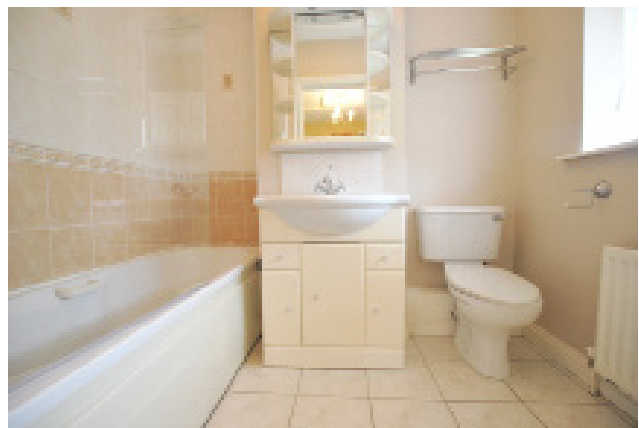
Fitted with wc, whb and bath with shower, tiled to floor and to wet areas.

### OUTSIDE FRONT

Corner plot, fully walled, side lawn garden and cobblelock driveway.

### OUTSIDE REAR

Fully fenced rear garden with generous lawn area, sunny south westerly aspect.



## 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](mailto:ross@raycooke.ie) and he will contact you in due course.



## MORTGAGES

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For further information or advice, please call:  
**01 6875800**

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