

FOR SALE

BY PRIVATE TREATY

14 Silken Park Lane
Citywest
Co Dublin
D22P8F2



Three Bedroom Terraced House
c.83.6sq.m. /900sq.ft.



Price: €265,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this luxurious 2/3 bedroom property to the market in the highly sought after and exclusive development of Silken Park, Citywest. The location is next to none as you find yourself within easy reach of all the amenities that Citywest has to offer such as local shops, restaurants, primary and secondary schools and shopping centres. Also very easily accessible are the M50 & N7 road networks, bus routes to and from Dublin's City Centre, Citywest Business Park and The Citywest Luas Stop. Bright, spacious and immaculately presented living accommodation of c. 900 sq ft comprises of entrance hallway, kitchen/dining room, lounge, guest wc, two double bedrooms, study/third bedroom and main family bathroom. To the rear is a stunning garden which features a patio, lawn area and barna shed. No. 14 truly is an exquisite property that has been loved and cared for by its current owner. A lengthy list of striking features include gas fired central heating, stunning bathroom suite and a beautiful fully fitted kitchen with integrated appliances. Early interest is sure to be seen and viewing is highly advised, Call Ray Cooke Auctioneers today!.

FEATURES

- c. 900 sq ft
- Luxurious living accommodation
- BER C1
- Fully alarmed
- Gas fired central heating
- Double glazed windows throughout
- Pristine condition throughout
- Fully fitted modern kitchen with integrated appliances
- Polished porcelain tiling to kitchen and bathrooms
- Two large double bedrooms and study/3rd bedroom
- Abundance of built in wardrobes
- Cobblelock front driveway
- Ideally positioned only a stone's throw from Citywest
- A wide array of amenities within arm's reach
- M50, N7 and the Luas all found within minutes drive
- Exclusive and highly sought after development
- Viewing highly advised!



ACCOMMODATION

LOUNGE

11" x 15" (3.3m x 4.5m)

Hardwood flooring with top quality blinds and curtains, integrated gas fireplace and tv point.

KITCHEN

16" x 8" (4.8m x 2.4m)

Spacious room to front of the property, top quality integrated appliances, posished porcelain tiling and marbel countertops, top quality blinds and double doors to lounge.

WC

3" x 6" (0.9m x 1.8m)

Fully tiled with wc, wash hand basin and heated towel rail.

BEDROOM 3/STUDY

11" x 5" (3.3m x 1.5m)

Single bedroom to the rear of the property, velux window and top quality hardwood flooring.

BEDROOM 2

11" x 9" (3.3m x 2.7m)

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

BATHROOM

6" x 8" (1.8m x 2.4m)

Fully tiled bathroom suite with wc, wash hand basin and heated towel rail.

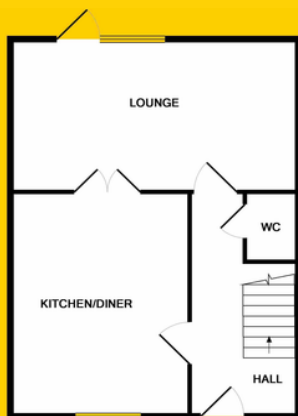
BEDROOM 1

11" x 15" (3.3m x 4.5m)

Double room to front of the property, built in wardrobe, hardwood flooring.



FLOOR PLANS



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 Droney 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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