

FOR SALE

BY PRIVATE TREATY

**13 Hunters Hall
Ballycullen
Dublin 24**



Two Bedroom Apartment
c.83.6sq.m. / 900sq.ft.



Price: €250,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing No. 13 Hunters Hall to the Ballycullen market. This prestigious development is in consistently high demand for many reasons. The location speaks for itself with the M50 motorway found merely minutes by car and a vast array of essential amenities all very easily accessible including a range of primary & secondary schools, LIDL Shopping Centre, bus routes and leisure & recreational facilities. Located on the 2nd floor of the development, this is arguably the finest example to be seen in recent months. Bright and airy living accommodation of c. 900 sq ft comprises of entrance hallway with storage press, two double bedrooms, master bedroom ensuite, main family bathroom and an open plan, dual aspect kitchen/living room. The lounge area gives access to a comfortable balcony with ample space to relax and unwind. A True Gem not to be missed; Call Ray Cooke Auctioneers for further information or to arrange viewing.!

FEATURES



BER C1

Management fee c. 2,250 per annum

Bright and airy throughout

2nd floor with lift and stairs

Double glazed windows

Electric storage heating

2 double bedrooms

Master bedroom ensuite

Superb dual aspect kitchen/lounge

Balcony located off lounge

Secure underground parking

Highly sought after development

M50 found within minutes by car

Ideal for 1st time buyers, investors and clients looking to downsize

Viewing highly advised!



ACCOMMODATION

ENTRANCE HALL

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

Access to lounge, bathroom and both bedrooms

KITCHEN/LOUNGE

20'3' x 15'7" (6.2m x 4.8m)

Semi solid floor/fully fitted integrated kitchen. Access to balcony.

MAIN BATHROOM

8'8" x 5'9" (2.7m x 1.8m)

Fully fitted with wc, and wash hand basin.

ENSUITE

5'9" x 5'5" (1.8m x 1.7m)

Fully tiled, wc, wash hand basin and shower.

BEDROOM 1

18'3" x 11'8" (5.6m x 3.6m)

Semi solid flooring, built in wardrobes and access to ensuite.

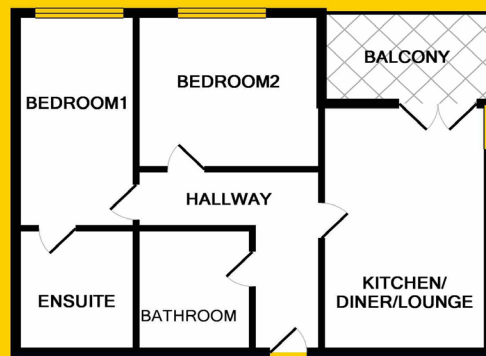
BEDROOM 2

12'1" x 8'5" (3.7m x 2.6m)

Semi solid flooring, built in wardrobes..



FLOOR PLANS



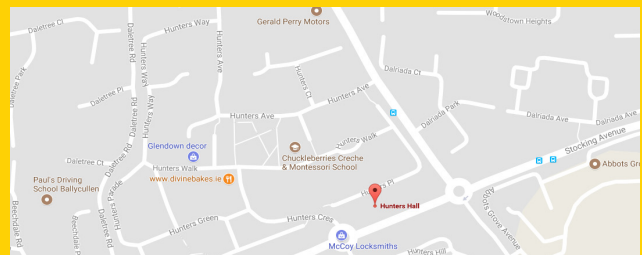
DIRECTIONS

If passing Woodstown Shopping Centre on the left hand side take the 2nd exit off the roundabout and continue onto Ballycullen Road. At the large roundabout take the 3rd exit and at the next roundabout again take the 3rd exit onto Hunters Crescent. Proceed ahead and at the T-Junction turn right onto Hunters Walk. At the T-junction again turn right and as the road veers to the right Hunters Hall can be found on the left hand side.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 4030720 or 087 136 8084**

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

MORTGAGES

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



For further information or advice, please call:
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