

**FOR SALE**

BY PRIVATE TREATY

**27 The Steeples  
Chapelizod  
Dublin 20  
D20XW47**



Two Bedroom Apartment  
c.66.4sq.m /715sq.ft



**Price: €245,000**

PSR Licence Number 002307

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this spectacular apartment to the market located on the top floor of this prestigious development within the heart of Chapelizod Village. The Steeples is a modern development ideally positioned with a wide array of amenities on your doorstep including local shops, sports facilities and schools. Internal living accommodation of c. 715 ft sq ft comprises of a bright and spacious open plan lounge/dining room with attached kitchen, main family bathroom, two double bedrooms. No. 27 has been wonderfully maintained and will make the ideal starter home or investment. Early interest is assured and viewing is strongly advised!! Call Ray Cooke today to arrange a private viewing.

## FEATURES

- Electric storage heating
- BER C1
- C. 715 sq.ft
- Management fee €1440
- Fully alarmed
- Top Floor location
- Own door entrance
- Large bay window
- Two large bedrooms
- Private mature development
- Ample parking to the front
- Located in the heart Chapelizod of village
- Ideal for first time buyers
- Viewing highly advised
- Call Ray Cooke Auctioneers today to arrange a private viewing





## ACCOMMODATION



### HALLWAY

13'7" x 5'2" (4.2m x 1.6m)

Laminste flooring.

### LOUNGE / DINING ROOM

18'7" x 16'4" (5.7m x 5.0m)

Laminate flooring with bay window.

### KITCHEN

8'5" x 7'5" (2.6m x 2.3m)

Tiled flooring with tiled back splash and fitted kitchen.



### BEDROOM 1

8'2" x 13'1" (2.5m x 4.0m)

Double bedroom with carpet flooring and fitted wardrobes.



### BEDROOM 2

7'2" x 10'8" (2.2m x 3.3m)

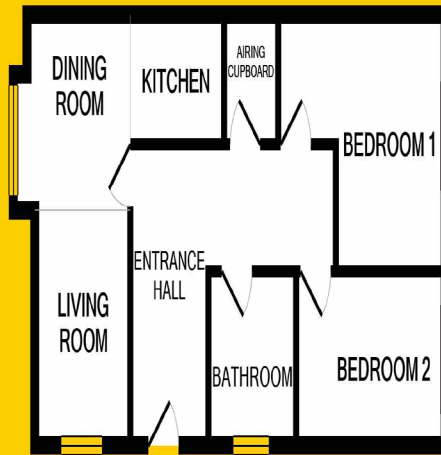
Single bedroom with carpet flooring and fitted wardrobes.

### BATHROOM

5'9" x 6'5" (1.8m x 2.0m)

Tiled flooring, bath, fitted with WC, wash hand basin and shower.





## 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

Alanna Tyrrell and she can be contacted on **01 4030720 or 086 0606879**

Alternatively you can send an email to **[Alanna.tyrrell@raycooke.ie](mailto:Alanna.tyrrell@raycooke.ie)** and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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