



For Sale By Private Treaty

5 Belfry Square
Citywest
Co. Dublin
D24 P285

3 Bedroom | 2 Bathroom | Mid Terrace | 87sq.m

Guide Price: €275,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS are very pleased to present this charming 3-bedroom mid terrace home to the market, conveniently situated right in the heart of the prestigious and highly sought-after Belfry development in Citywest, County Dublin. No.5 Belfry Square is a beautiful and spacious property that exudes potential. A bright and expansive living space is beautifully flooded with light shining through from the sunny south facing rear garden throughout the day. 3 large bedrooms makes this property absolutely ideal both for first time buyers looking to put down roots in the vicinity but also for an expanding family looking to trade up. Internal living accommodation of c.87 sq.m comprises of an entrance hallway, a sizeable living area, a dining and kitchen area, a downstairs w/c, 3 large bedrooms, an en-suite and a large upstairs bathroom.

The location of No.5 is next to none. Citywest village itself is within walking distance which is bursting with amenities. Families are spoilt for choice when it comes to education with a whopping 29 primary schools within a 5km radius and 9 secondary schools within the same proximity. Citywest Shopping Centre, a mere 5-minute walk from your front door, is abundant with retail units such as a large Dunnes Stores and an Energie fitness gymnasium. Furthermore, Citywest Business Campus is just a stone's throw away. The red line luas stop is a short 5-minute walk from your front door which will have you into Dublin city centre in less than 30 minutes, the luas also makes the Airport shuttle at the Red Cow easily accessible which will have you in Dublin airport in a mere 20 minutes. The N7 and M50 motorway are easily accessible and a number of bus routes are on your doorstep including the 77X, 77A & 65B. Early viewing is highly advised, in order to arrange a viewing, please contact Ray Cooke Auctioneers today.

Features

- c.87sq.m
- BER B2
- Sunny south facing rear garden
- Double glazed windows throughout
- Gas fired central heating
- Fully alarmed
- Bright and spacious dual aspect living area
- N7 & M50 motorway within an incredibly close proximity
- Luas red line within walking distance
- Citywest village within walking distance
- Management fee c.€350 per annum
- Early viewing highly recommended



Accommodation

HALLWAY

5m x 2.5m

Wooden floors with carpet to stairs and landing on the left, leading to downstairs wc, kitchen, storage and lounge.

LOUNGE

3.5m x 3m

Wooden floors, window to rear and sliding door leading to rear garden.

GUEST WC

5m x 2m

White tile floors, window to front, fitted with wc and whb.

KITCHEN

5m x 3m

Tiled floors with wooden laminate fully fitted kitchen, window to front.

LANDING

2m x 3m

Carpet to floors, leading to upstairs wc and all beds.

BEDROOM 1

3.3m x 3.6m

Double bedroom with wooden floors, built in wooden wardrobes, window to rear.

ENSUITE

1m x 2.4m

Floor to ceiling tiles, fitted with wc, whb and shower unit.

BEDROOM 2

3m x 3.9m

Double bedroom with wooden floors, built in wooden wardrobes, window to front.

BEDROOM 3

2.8m x 2.3m

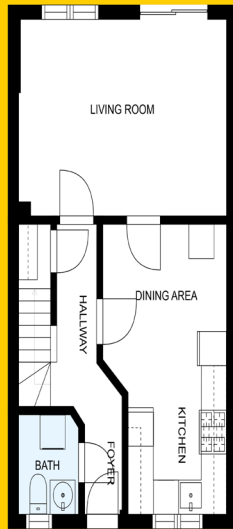
Single bedrom with wooden floors, window to front.

BATHROOM

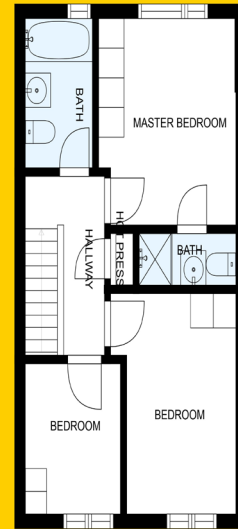
2.5m x 1.7m

Floor to ceiling tiles, window to rear, fully fitted with wc, whb and bath.





MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Negotiator

01 68 75 800
Terenure@raycooke.ie

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.

**Ray
Cooke.**
Financial Services

For further information or advice,
Please call: 01 687 5800 or 086 7788498

Mortgages

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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray
Cooke.**

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.