



**For Sale** By Private Treaty

5 Carrigmore Lawn  
Citywest  
Co. Dublin  
D24 E899

3 Bedroom | 3 Bathroom | Duplex | 116sq.m

**Guide Price: €285,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS are delighted to present this stunning three bedroom duplex property to the market in the highly sought after development of Carrigmore, Citywest. Within a stone's throw you will find the red Luas line, Citywest Shopping Centre, Citywest Business Park, the N7, N81 and the M50 motorway. The location is truly next to none.

Bright and spacious living accommodation of c. 1,250 sq. ft. (112 sq metres) comprises of entrance hall, kitchen/dining area, guest wc, large lounge, sunroom, balcony, three double bedrooms (master ensuite) and main family bathroom. No. 5 is presented in excellent condition throughout having been meticulously maintained and upgraded by its current owner. The list of additional extras includes gas fired central heating, built in wardrobes and large attic storage space. This one is prime for first time buyers looking to make that first step onto the property ladder but is equally likely to be popular with investors do the attractive yields on offer locally. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## Features

- c. 1,250 sq. ft. (116 sq. metres)
- 3 bed/3 bath property
- BER C1
- Management fees c.1750 per annum
- Gas fired central heating
- Double glazed windows
- Fully fitted kitchen
- Excellent attic storage space
- Additional guest WC
- 3 Spacious double bedrooms
- Built in wardrobes
- Balcony overlooking green area
- Ample parking to front
- Citywest Shopping centre on your doorstep
- Within easy reach of the N7 and M50 road networks
- LUAS within walking distance
- Viewing highly advised





# Accommodation

## LOUNGE

Large bright lounge located to the rear of the property, laminate flooring with feature fireplace sliding doors to sunroom.

## KITCHEN

Laminate flooring, fully fitted kitchen with eye and floor level units and dining area.

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## BEDROOM 1

Double bedroom to the rear of the property with laminate flooring and built in wardrobes.

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## BEDROOM 2

Double bedroom to the front of the property laminate flooring and built in wardrobes.

## BEDROOM 3

Single bedroom with laminate flooring.

## BATHROOM

Fully fitted bathroom with wc, whb and bath with tiled floors and partly tiled walls.

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## Negotiator

Eoin Keogh  
01 68 75 800  
or 086 7788498  
eoin.keogh@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

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