



**For Sale** *By Private Treaty*

9 Carrigmore Manor  
Citywest  
Co. Dublin  
D24 XT99

3 Bedroom | 3 Bathroom | Duplex | c 108 sq.m

**Guide Price: €295,000**



Scan to view Property



## Description

RAY COOKE AUCTIONEERS take great pleasure in presenting this lovely three-bedroom duplex property to the market within the prestigious Carrigmore Manor development, Citywest. The phrase “location, location, location” immediately springs to mind as this magnificent development is ideally positioned less than five minutes’ walk from the Luas and also within a mere stone’s throw you will find the Citywest Shopping Centre, choice of bus routes giving easy access to the City Centre and a host of major road networks.

Bright, airy and most spacious living accommodation of c. 108 sq.m comprises of entrance hallway with guest WC, fully fitted kitchen, large living room, rear sun room that leads onto a south west facing balcony, three bedrooms, main family bathroom and master bedroom ensuite all with built in wardrobes and top-quality blinds. No. 9 comes to the market having been well maintained by its current owner and is found in great condition throughout. These duplex style units are exceptionally spacious and offer a lengthy list of striking features i.e generous attic space which is great for storage, gas fired central heating and rear sunroom with outdoor terrace to name but a few. Mixed interest is sure to be seen from first time buyers, young families and investors alike. Register your interest today with Ray Cooke Auctioneers.

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## Features

- c. 108 sq.m
- BER C2
- Management fees c. €1,698 per annum
- 3 bed 3 bath
- Duplex apartment
- Superbly maintained
- Gas fired central heating
- Double glazed windows
- Fully fitted kitchen
- Guest WC
- Large lounge with access to additional sun room
- Three generous bedrooms



## Accommodation

### Hall

5.3m x 1.8m

Entrance hall, tiled floor, leads to living room/ kitchen and wc

### Living Room

4.7m x 5.3m

Living room located to the rear of the property, timber floor, fireplace

### Kitchen

3.4m x 4.7m

Fully fitted kitchen, located to the front of the property, tiled floor

### Sun Room

2.9m x 2.7m

Tiled floor, located to the rear of the property, leads to balcony

### Downstairs WC

0.7m x 1.4m

Tiled floor, toilet, wash hand basin

### Landing

2.5m x 2.6m

Carpet to stairs and landing leads to all rooms

### Bedroom 1

3.9m x 2.5m

Double room located to the rear of the property, carpet floor, wardrobes

### Bedroom 2

4.9m x 2.7m

Double room located to the rear of the property, carpet floor, wardrobes

### Bedroom 3

3.2m x 3.7m

Double room located to the front of the property, carpet floor, wardrobes

### Ensuite

1.5m x 1.7

Tiled floor, toilet, wash hand basin, shower

### Bathroom

2.5m x 2m

Family bathroom, toilet, wash hand basin, bath, tiled floor.

### Balcony

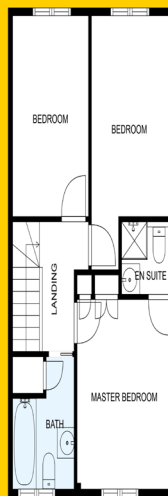
South West Facing



## Floor Plans



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## Negotiator

**Jamie Power**

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## 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.

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