

**FOR SALE**

BY PRIVATE TREATY

**70 The Steeples  
Chapelizod  
Dublin 20  
D20 TC17**



Two Bedroom Apartment  
c. 77.1 sq.m / 830sq.ft

**BER** TBC

**Price: €225,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this spectacular apartment to the market located on the first 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. 650 ft sq ft comprises of a lounge/dining room with attached kitchen, main family bathroom, two double bedrooms with access to a quaint private balcony to the rear of the main bedroom. No. 70 has been wonderfully maintained from head to toe and is truly in “turn-key” condition. Without question one of the finest examples to come to the Chapelizod market this year, early interest is assured and viewing is strongly advised!!

## FEATURES

- c. 830 sq ft
- BER – TBC
- Management fee c.€1440 pa
- Immaculate condition throughout
- First floor apartment
- Own Door entrance
- Large pay window
- Double glazed windows
- Large Bay window
- Storage heating
- Two double bedrooms
- Balcony accessed from bedroom
- Private mature development
- Ample parking space to front
- Located in the heart of Chapelizod Village
- Ideal for first time buyers
- Viewing highly advised!





## ACCOMMODATION

### HALLWAY

13'7" x 2'9" (4.2m x 0.9m)

Laminate floor, access to living room , bedrooms and bathroom.

### LIVING ROOM

18'0 x 13'1" (5.5m x 4.0m)

Laminate floor access to kitchen.

### KITCHEN

8'2" x 7'5" (2.5m x 2.3m)

Fitted units, laminate flooring.

### MASTER BEDROOM

8'5" x 11'8" (2.6m x 3.6m)

Laminate floor, fitted wardrobes.

### BEDROOM 2

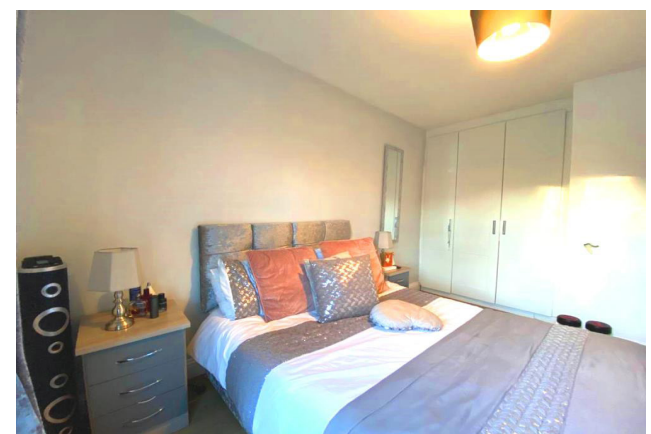
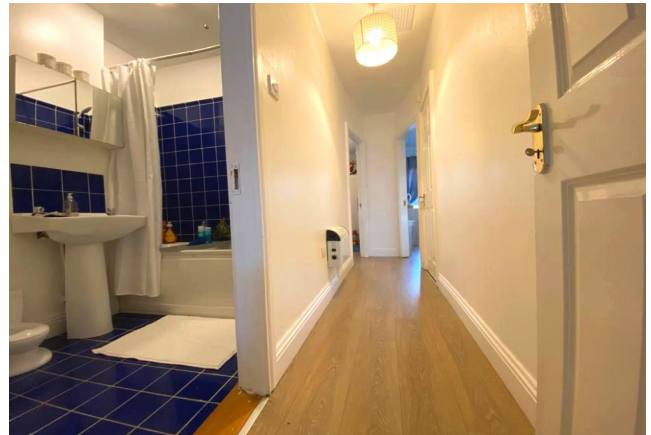
13'1" x 7'2" (4.0m x 2.2m)

Laminate floor.

### BATHROOM

5'9" x 6'8" (1.8m x 2.1m)

Tiled floor to shower area, wc, wash hand basin, bath.





## 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 0860606879

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



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