



**For Sale** By Private Treaty

54 Fortunes Lawn  
Citywest  
Co. Dublin



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2 Bedroom | 2 Bathroom | Apartment | 69 sq.m

**Guide Price: €245,000**



## Description

RAY COOKE AUCTIONEERS proudly present this stunning two bedroom SOUTH WEST FACING 3rd floor apartment to the market in the highly sought after development of Fortunes Lawn, Citywest. The location is ideal as you are only a few minutes' walk from both Citywest Shopping Centre and Saggart Village along with an abundance of schools and leisure facilities. Excellent transport links are present with the Luas and N7 within minutes.

Bright and airy living accommodation of c. 69 sq m (c. 750 sq. ft.) comprises of entrance hall, main family bathroom, two double bedrooms, master bedroom ensuite, lounge/dining area and kitchen.

No. 54 is arguably the finest apartment currently on the market in Citywest and is presented in excellent condition from top to bottom.

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## Features

- c. 750 sq. ft.
- c. 69 sq m
- BER D2
- SOUTH WEST FACING
- Management Fee c. 1,750 per annum
- Top quality appliances
- Upgraded interior flooring
- Fully tiled bathroom suite
- 3rd floor
- Lifts & stairs
- Designated parking space underground
- Ample visitors parking spaces



## Accommodation

### Living

12'46" x 22'70" (3.8m x 6.92m)

Large living area with access to the balcony. Top quality blinds & floors.

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### Kitchen

6'2" x 9'5" (1.9m x 2.9m)

Fully fitted kitchen. Tiled floor & splashback.

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### Bedroom 1

9'18" x 16'53" (2.8m x 5.04m)

Large double bedroom with access to ensuite. Built in wardrobes. Top quality blinds & build in wardrobes.

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### Ensuite

4'92" x 15'22" (1.5m x 1.64m)

Fully tiled ensuite. Fitted shower, WC & WHB.

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### Bedroom 2

12'56" x 8'72" (3.83m x 2.66m)

Double room with access to the ensuite. Top quality carpet & blinds.

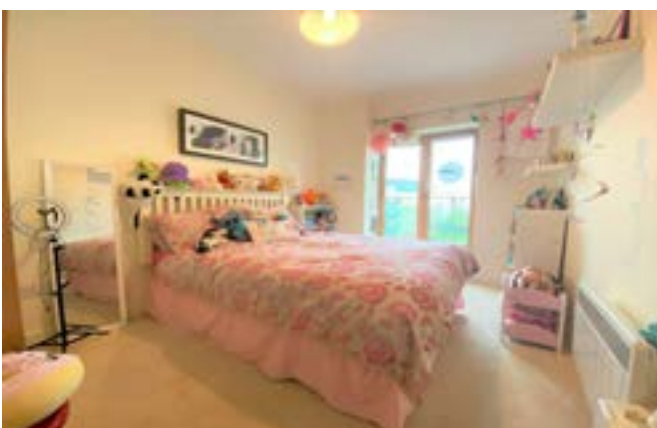
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### Bathroom

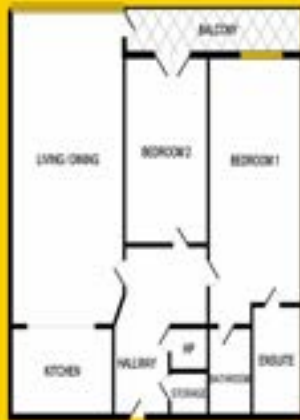
6'92" x 7'87" (2.11m x 2.4m)

Fully tiled bathroom. Fitted bath, WC & WHB.

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## Floor Plans



For full details of this property please contact James Droney on 01 4599288 or 086 140 9043. Please note that this is a preliminary floor plan and is not intended to be used as a legal document. It is for guidance only.

### Negotiator

James Droney  
01 4599288 or 086 140 9043

Email: [james@raycooke.ie](mailto:james@raycooke.ie)



### Viewing

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