

FOR SALE

BY PRIVATE TREATY

**8 Parsons Court
Newcastle
Co Dublin
D22 DV05**



**Two Bedroom Apartment
c.76.5sq.m /820sq.ft**



Price: €235,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent two bedroom own front door apartment to the market in the ever popular Parsons Court development which is located right in the heart of Newcastle village. The 68 bus route is located to the front of the development and the N7, M50 Motorway & The Luas are easily accessible by car. Bright and spacious living accommodation of c. 820 sq. ft. (76 sq m) comprises of entrance hall, utility room, kitchen/ lounge/dining area, two double bedrooms and a main family bathroom. Double doors from the dining space lead onto an ideal private garden space with patio and a south westerly orientation. No. 8 is presented in beautiful condition throughout and is sure to cause a stir among a wide range of 1st time buyers or those looking to downsize. It boasts gas fired central heating, a stunning kitchen, built in storage and top quality flooring. Do not miss this one. Call Ray Cooke Auctioneers for further information or to arrange a viewing!

FEATURES

- Management fee c. €1,050 per annum
- c. 820 sq ft
- c. 76.5 sq m
- 2 bed/1 bath
- 2 double bedrooms
- Beautiful condition throughout
- Gas fired central heating
- Separate utility room
- Open plan kitchen/dining/living room
- Gloss kitchen with additional worktop space
- Ample wardrobe space throughout
- South west facing rear patio
- Designated parking space
- Quaint, exclusive development
- Located in the heart of Newcastle Village
- N7 and M50 Motorway found within minutes by car
- Avoca & Rathcoole park within easy reach
- Ideal for first time buyers or investors
- Viewing highly advised!



ACCOMMODATION



KITCHEN / DINING

10'1" x 3'75" (33.1m x 12.30m)

Bright spacious living space. Laminate flooring. Top quality kitchen with floor and eye level units.



BEDROOM 1

15'9" x 9'61" (4.85m x 2.93m)

Double bedroom to the rear of the property. Top quality carpets. Built in wardrobes.



BEDROOM 2

11'25" x 13'54" (3.43m x 4.13m)

Double room to the front of the property. Top quality carpets and blinds.

BATHROOM

6'2" x 6'69" (1.9m x 2.04m)

Part tiled. Fitted bath, WC & WHB





Our floor plans are provided for the sole purpose of giving you an idea as to the interior layout. Dimensions have been included off site estimated where appropriate to provide clarity and save space. Made with Maplogic 12/2021

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

James Droney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to James@raycooke.ie and we will contact you.



MORTGAGES

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For further information or advice, please call:
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