

FOR SALE

BY PRIVATE TREATY

6 Castlelyon Green
Newcastle
Co. Dublin



3 Bedroom Terraced House
c.88.3sq.m. /950sq.ft



Price: €237,500

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this stunning three bedroom terraced property to the market with an enviable position overlooking green area on Castlelyon Green, Newcastle. This exclusive and highly sought after development is located in the heart of Newcastle Village and every conceivable local amenity is found within walking distance. The M50 and N7 road networks along with Avoca and Rathcoole Park are all found within easy reach; the location is truly next to none.

Bright and spacious interior living accommodation of c. 950 sq ft comprises of entrance hallway, guest wc, lounge, kitchen/dining room with utility room, three bedrooms, main family bathroom and master bedroom ensuite. No. 6 is presented in immaculate condition throughout and boasts a lengthy list of additional features including a sunny south facing lawned rear garden. Interest is sure to be seen from both 1st time buyers and investors; Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 950 sq ft
- IMMACULATE condition throughout
- Gas fired central heating
- Double glazed windows
- Fully alarmed
- Tastefully decorated throughout
- Large downstairs guest wc
- Separate utility room
- Private rear garden
- Sunny south facing orientation
- Not overlooked
- Overlooking green area
- Mgmt fee c. 430 per annum
- Ideal for both 1st time buyers & investors!



ACCOMMODATION

HALLWAY

20'1" x 4'2" (6.1m x 1.3m)

Polished porcelain tiling to floor. Access to lounge, guest wc and kitchen.

LOUNGE

13'5" x 11'5" (4.1m x 3.5m)

Laminate flooring. Feature fireplace. Venetian blinds.

BEDROOM 2

11'5" x 10'4" (3.4m x 3.2m)

Master bedroom with carpet and built in wardrobes. Access to ensuite.

KITCHEN/DINING ROOM

15'7" x 9'5" (4.8m x 2.9m)

Polished porcelain floor tiling. Mosaic tiling to splashback. Fitted gloss kitchen with ample storage units and integrated appliances. Access to utility room and rear garden.

BEDROOM 1

10'5" x 7'2" (3.2m x 2.2m)

Single to rear. Carpet to floor. Built in wardrobes and venetian blinds.

BEDROOM 2

14'4" x 8'2" (4.4m x 2.5m)

Double to rear. Carpet to floor. Built in wardrobes. Venetian Blinds.

BEDROOM 3

11'5" x 10'2" (3.5m x 3.1m)

Double to front. Carpet to floor. Built in wardrobes. Venetian Blinds. Access to ensuite.

BATHROOM

8'5" x 5'2" (2.6m x 1.6m)

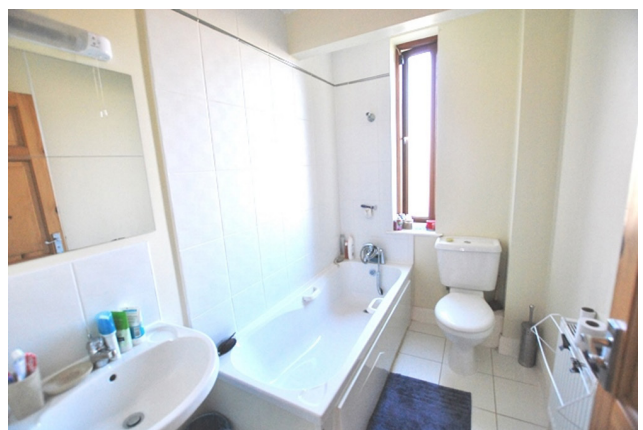
Fitted with wc, whb and bath with shower attachment. Tiled to floor and around bath.

FRONT

Peaceful cul de sac overlooking green area

REAR

Walled and fenced to sides and rear. Generous lawn area. Sunny South facing orientation.



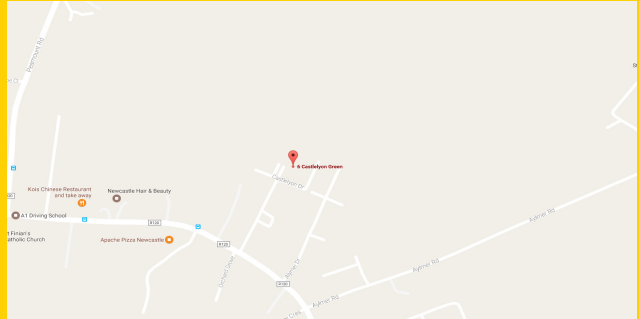
DIRECTIONS

Take the Avoca exit from the N7 / Naas Road and at the Rathcoole roundabout follow the signs for Newcastle. Continue for 3km as you approach Newcastle Village and continue through the roundabout at Texaco filling Station onto Main Street. Castlelyon can be found on your right hand side; upon entering the development proceed ahead until you reach the T-junction and the house will be in front of you on the right hand side of the green area.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

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

MORTGAGES

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