

**FOR SALE**

BY PRIVATE TREATY

**27 Ballynakelly Green  
Newcastle  
Co. Dublin  
D22 N252**



**Three Bedroom Semi Detached House  
c.111.5sq.m /1,200sq.ft**



**Price: €335,000**

PSR Licence Number 002307

**raycooke.ie**



## DESCRIPTION

RAY COOKE AUCTIONEERS excitedly present this stunning three bedroom semi detached family home to the market with an enviable position overlooking green area on Ballynakelly 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, spacious and beautifully decorated interior living accommodation of c. 1,200 sq ft comprises of entrance hallway, kitchen/dining room, lounge, guest wc/utility room, three bedrooms(2 double/1 single), main family bathroom and master bedroom ensuite. Striking features of number 27 include recently upgraded gas fired central heating, solar panels, smart technology interior audio system throughout the property and a manicured lawned garden with a large decked area to the rear. No. 27 really is a 1st time buyers dream, do not miss this opportunity; Call Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 1,200 sq ft
- EX SHOWHOUSE PROPERTY
- IMMACULATE condition throughout
- Gas fired central heating
- Double glazed windows
- Fully alarmed
- Tastefully decorated throughout
- Smart technology interior music system throughout the property
- Large downstairs guest wc/utility room
- Private rear garden
- Larger than average side entrance
- Not overlooked
- Overlooking green area
- Solar Panels
- BER B3
- Mgmt fee c. 384 per annum
- Ideal first time buyer opportunity!



## ACCOMMODATION



### ENTRANCE HALLWAY

5'9" x 4'9" (1.8m x 1.5m)

Tiled flooring

### HALLWAY

5'9" x 19'3" (1.8m x 5.9m)

Hardwood Flooring. Access to Kitchen/dining and lounge.

### LOUNGE

16'7" x 13'7" (5.1m x 4.2m)

Hardwood flooring. Spacious room with stove fireplace with gas fire. Access to rear.

### KITCHEN

6'5" x 5'5" (2m x 1.7m)

Shaker kitchen with tiled flooring and tiled splashback.

### DINING

8'5" x 17'7" (2.6m x 5.4m)

Laminate walnut flooring, dual aspect and two windows.

### BEDROOM 1

14'4" x 13'7" (4.4m x 4.2m)

Master bedroom located to the front of the property. Carpet to floor. Built in wardrobes and vanity unit. Access to ensuite.

### BEDROOM 2

9'5" x 13'1" (2.9m x 4m)

Double bedroom to the rear of the property. Carpet to floor. Built in wardrobes.

### BEDROOM 3

7'5" x 10'4" (2.3m x 3.2m)

Single bedroom located to the rear of the property. Carpet to floor. Built in wardrobes.

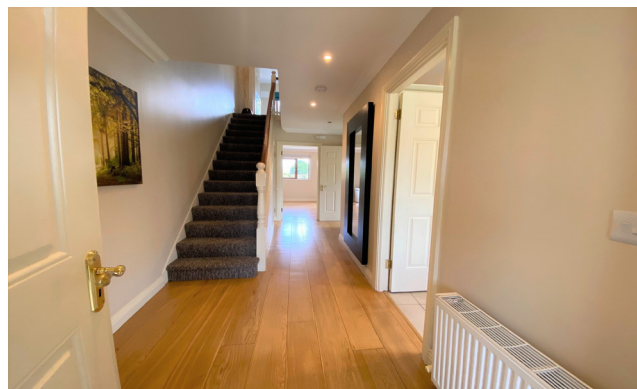
### BATHROOM

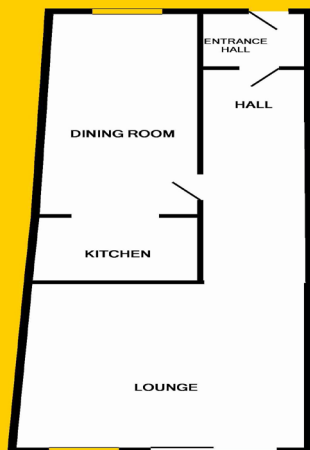
9'5" x 5'9" (2.9m x 1.8m)

Mainly tiled with wc, whb, bath and triton shower. Venetian blinds.

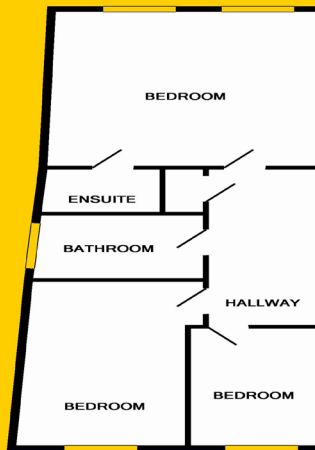
### OUTSIDE FRONT

Private walled and fenced garden with decked and lawn area





GROUND FLOOR



1ST FLOOR

## 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 she can be contacted on 014599288 or 086 140 9043

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



## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:  
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