

**FOR SALE**

BY PRIVATE TREATY

**35 Castlemoyne  
Balgriffin  
Dublin 13  
D13DR68**



Five Bedroom Semi-Detached  
c.176.52sq.m / 1900sq.ft



**Price: €549,000**

PSR Licence Number 002307

**raycooke.ie**



## DESCRIPTION

Ray Cooke Auctioneers are proud to present this stunning 5 bedroom, three storey family home to the market in the highly sought after Castlemoyne development in Balgriffin, just off the Malahide road.

Castlemoyne is a Shannon Homes development built in 2006. No 35 is located just off the Malahide Road and overlooking a protected natural green area, the position of this fine home simply cannot be overstated. This highly popular development offers beautiful mature parks and greens and a children's playground. Father Collins Park is a ten minute stroll and there is easy access to the city centre with numerous buses in the immediate vicinity. There are two primary schools within walking distance and The M50, M1 and Dublin Airport are all within a 15 minute drive.

Once inside you are greeted bright and spacious internal accommodation of c.1900 sq.ft comprises of entrance hallway, living room with feature fireplace, tiled open plan kitchen/dining area, reception room, utility room and a guest WC all located downstairs. The first floor comprises of 4 bedrooms, guest with en-suite, and a main family bathroom. The eye catching master bedroom is located on the second floor and has the benefit of a walk in wardrobe, built in wardrobes and an en-suite. The property boasts a cobble lock driveway, gated side entrance and a low maintenance rear garden. No 35 comes to the market in turn key condition throughout and benefits PVC double glazed windows, gas fired central heating and quality flooring throughout.

Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!

## FEATURES

c. 1900 sq.ft

BER B3

5 Bed/4 Bath

Gas fired central heating

Presented in show house condition

Cobblelock driveway

Three storey family home

Gated side entrance

Fully alarmed

Master & guest bedroom en-suites

Freshly painted throughout

Feature fireplace

Solid oak timber flooring

Excellent primary & secondary schools closeby

Father Collins Park is located closeby

The Malahide Road features a QBC right into the city centre.

The M50 and M1 motorways are only a moments' drive

DART stations located at Clongriffin, Portmarnock or Howth Junction which are only a few minutes' drive away.

Early viewing highly advised!!



## ACCOMMODATION



### HALLWAY

19'0" x 5'9" (5.8m x 1.8m)

Solid timber flooring with access to the living room, kitchen, stairs and guest WC.

### LIVING ROOM

22'3" x 12'8" (6.8m x 3.9m)

Living room to the front of the property with solid timber flooring, feature fire place. Access to family room, kitchen/dining area and stairs.

### FAMILY ROOM

13'1" x 9'5" (4.0m x 2.9m)

Solid timber flooring with access to open plan kitchen / dining room.

### KITCHEN / DINING ROOM

19'0" x 19'3" (5.8m x 5.9m)

Tiled flooring with floor and eye level units, gas cooker and access to rear garden.

### BEDROOM 1

14'7" x 10'2" (4.5m x 3.1m)

Double bedroom to the front of the property with carpet to floor and storage space.

### BEDROOM 2

13'1" x 9'5" (4.0m x 2.9m)

Double bedroom to the rear of the property with ensuite. Carpet to floor and built in wardrobes.

Ensuite - tiled flooring with tiled splashback, WC, WHB and shower.

### BEDROOM 3

8'5" x 9'5" (2.6m x 2.9m)

Single bedroom to the rear of the property with carpet to floor and built in wardrobes.

### BEDROOM 4

7'9" x 9'2" (2.4m x 2.8m)

Single bedroom to the front of the property with carpet to floor and built in wardrobes.

### BATHROOM

7'9" x 5'6" (2.4m x 1.7m)

Tiled flooring with tiled splashback, WC, WHB, radiator and bath.

### BEDROOM 5

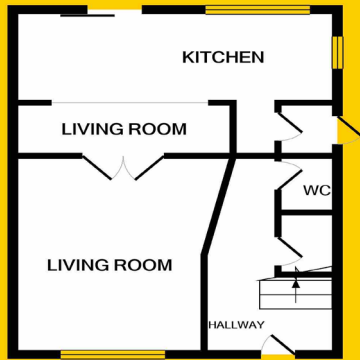
17'6" x 12'1" (5.7m x 3.7m)

Carpet to floor with built in wardrobes, radiator, ensuite and walk in wardrobe.

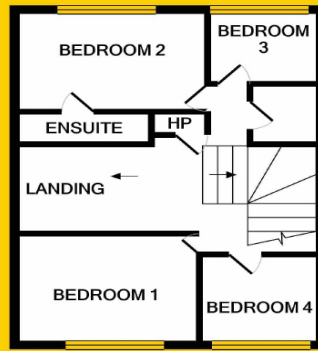
Ensuite - Tiled flooring with tiled splashback, WC, WHB, radiator and shower.

Walk in wardrobe - Carpet to floor and radiator.

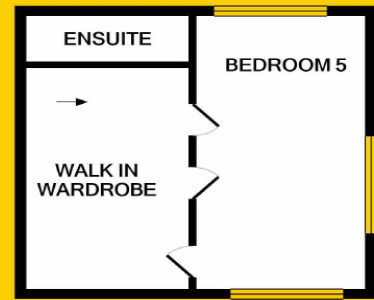




GROUND FLOOR



1ST FLOOR



2ND 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

John Sullivan and he can be contacted on

01 699 5050 or 086 0469458

Alternatively you can send an email to

[john.sullivan@raycooke.ie](mailto:john.sullivan@raycooke.ie) and we will contact you.



## MORTGAGES

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