

FOR SALE

BY PRIVATE TREATY

**14 The Glebe Square
Newcastle
Co. Dublin**



Two Bedroom Apartment
c.74.3sq.m. / 800sq.ft.

BER TBC

Price: €199,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two bedroom OWN FRONT DOOR apartment to the market positioned on the GROUND FLOOR within Glebe Square development. This superb development is ideally located in the heart of Rathcoole Village and every conceivable local amenity can be found within walking distance including shops, restaurants, An Potion Still, schools, Rathcoole Park and Avoca, the location is truly next to none. Also within a couple of minutes' drive you will find The Red Cow Luas Stop and the M50 motorway.

Bright and spacious living accommodation of c. 800 sq ft comprises an entrance hallway, open plan lounge/dining room/kitchen, two double bedrooms, en-suite and main family bathroom. To the rear of the property is a small garden. No. 14 comes to the market in stunning condition throughout and ready to walk into. It benefits from electric storage heating system, double glazed windows throughout and designated parking. Interest is sure to be seen from both 1st time buyers & investors. Early viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing!



FEATURES

- c. - LOCATION LOCATION LOCATION
- Management fee TBC
- GROUND floor
- Two double bedrooms
- Electric storage heating
- Double glazed windows
- Alarmed
- Small garden to the rear
- Close to M50/N7
- Located in the heart of Newcastle Village Village
- Every conceivable amenity on your doorstep
- Viewing highly advised!



ACCOMMODATION

LOUNGE

18'7" x 10'5" (5.7m x 3.2m)

Laminate flooring. Large bright lounge. Feature stove fireplace.

KITCHEN

8'5" x 12'5" (2.6m x 3.8m)

Fully fitted kitchen. Dinning area. tiled flooring. Access to lounge. Double doors to garden.

BEDROOM 1

9'9" x 17'7" (3.0m x 5.4m)

Carpet flooring. Double room to front. Built in wardrobes.

BEDROOM 2

9'2" x 11'5" (2.8 x 3.5m)

Double room to rear. Carpet flooring. Built in wardrobes. En-suite.

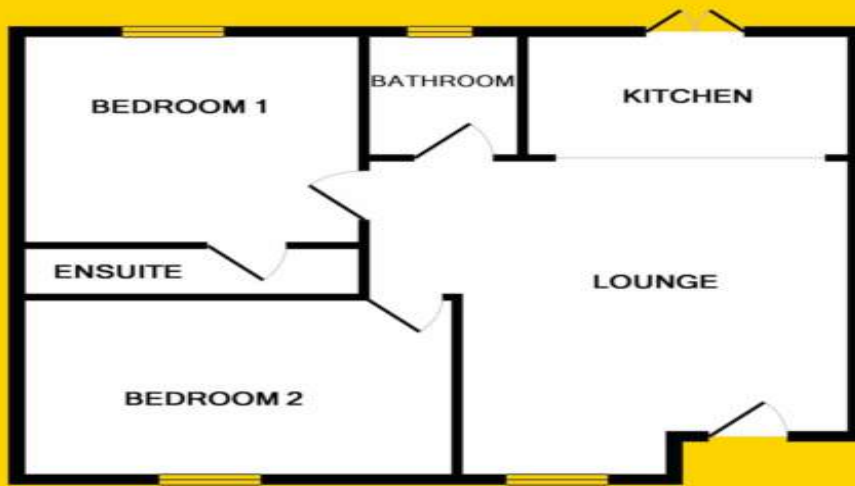
BATHROOM

8'2" x 5'6" (2.5m x 1.7m)

Tiled flooring. Fully fitted bathroom. Tiled walls. Pump shower.



FLOOR PLANS



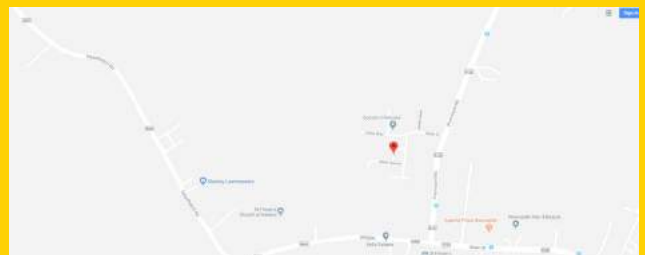
DIRECTIONS

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 at the roundabout (before Texaco) take the second exit past the Texaco on your left and then follow the road straight up to the Gondola Pub where you will take a right turn and your next left into Newcastle Glebe. When in the development take your first left then right into Glebe Square where you will find number 14 directly in front of you.

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

Conor Clarke and he can be contacted on **01 68 75 800 or 086 837 1963.**

Alternatively you can send an email to **conor@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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Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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