

**FOR SALE**

BY PRIVATE TREATY

**8 Hillview  
Rathcoole  
Co. Dublin**



Four Bedroom Semi Detached  
c.123.1.sq.m. / 1325sq.ft.



**Price: €335,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this stunning four bedroom semi-detached property to the market ideally located tucked away in the highly sought Hillview, a hugely sought after location, one of Rathcooles finest areas to live. This superb development is located in the heart of Rathcoole Village and every conceivable local amenity can be found within walking distance including shops, restaurants, An Poitin Still, schools, Rathcoole Park and Avoca on your doorstep, the location is truly next to none.

Bright and spacious living accommodation comprises of entrance hall, two lounges, kitchen/dining-room, guest wc, four bedrooms (3 double / 1 single ) and a main family bathroom. As well as a large stunning rear garden that is not overlooked and with a garage to the front. No. 8 boasts an ideal opportunity for a family to acquire the perfect family home. It boasts gas heating, double glazed windows, fully alarmed and has ample parking to the front. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 1,325 sq ft
- Magnificent property
- The perfect family home
- Quite Cul de sac
- STUNNING
- 4 bed / 2 Bath
- In the heart Rathcoole Village
- Sought after development
- Double glazed windows throughout
- Mature & peaceful surroundings
- Gas fired central heating
- Fully alarmed
- Garage to the front
- NOT OVERLOOKED
- Ample off street parking
- Rathcoole Park and Avoca on your doorstep
- 69 Bus route on your doorstep
- Easy Access to M50, M7 and N81



## ACCOMMODATION

### ENTRANCE HALL

Laminate flooring, access to lounge, bedroom, bathroom and storage press.

### LOUNGE

21'3" x 12'7" (6.5m x 3.9m)

Laminate flooring, large bright room, access to garden.

### KITCHEN

12'4" x 4'9" (3.8m x 4.9m)

Fully fitted kitchen, tiled flooring, open patio living area.

### BEDROOM 1

11'4" x 8'5" (3.5m x 2.6m)

Double room, carpet flooring, built in wardrobes.

### BEDROOM 2

11'8" x 10'8" (3.6m x 3.3m)

Double room, built in wardrobes. carpet flooring.

### BATHROOM

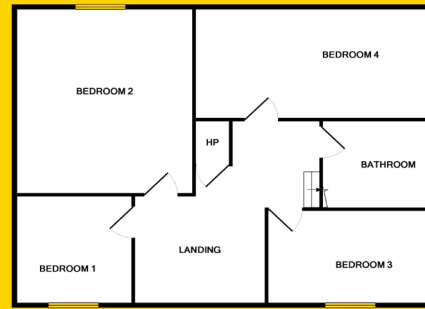
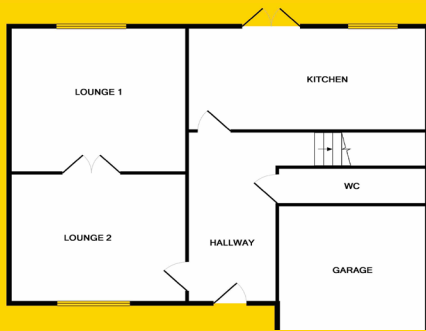
7'2" x 6'5" (2.2m x 2m)

Fully fitted bathroom, tiled flooring, partly tiled walls.





## FLOOR PLANS



1ST FLOOR

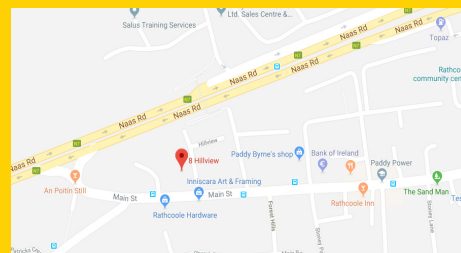
## DIRECTIONS

When coming off the N7 motorway at An Poitin Still Rathcoole, drive straight towards Rathcoole Village, taking the first left turn into Hillview. When in the development you will find number 8 on your left hand side.

## 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
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- Choice of Lenders



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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