

**FOR SALE**

BY PRIVATE TREATY

16 St. Patricks Crescent  
Rathcoole  
Co. Dublin



Three Bedroom Semi Detached  
c.154sq.m. /1,658sq.ft.



Price: €365,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing no. 16 St Patricks Crescent to the market, a 3/4 bed semi-detached family home boasting an enviable position within this mature and tree lined cul de sac on the fringe of Rathcoole Village. Rathcoole is consistently in demand with young families as it boasts a wealth of local amenities on its doorstep including esteemed primary and secondary schools, extensive recreational and leisure facilities, a variety of bars and restaurants, Avoca and Rathcoole Park. The area is well serviced by direct bus routes to Dublin's City Centre as well as being within easy access of the M50 Motorway, The Luas and the N7.

No.16 has been completely refurbished and architecturally designed internally and living accommodation of c. 1,658 sq ft comprises of entrance hallway with downstairs bathroom, lounge, extended open plan kitchen/dining/living room with separate utility room, three bedrooms, main family bathroom and converted attic room. The extended rear is the trophy room of the property which is arguably the finest extension to be seen in the West of Dublin. With such a spacious layout accompanied by high quality fixtures & fittings and a delightful glass wall overlooking the rear garden which attracts natural light throughout the day – it is no less than jaw dropping. The manicured rear garden is further enhanced with a sunny south westerly orientation. "To Be Seen Is To Be Appreciated" – Viewing is highly advised!

## FEATURES

- c. 1,658 sq ft
- BER B2
- Built in 1968
- Architecturally designed and beautifully modernised interior
- Fully insulated
- Impeccable condition throughout
- Treble glazed windows
- Oil fired central heating
- High efficiency condenser boiler
- Fully alarmed
- CCTV security system
- Solar panel water heating system
- Newly fitted downstairs bathroom
- Fully tiled master bathroom upstairs
- Bright and airy extended kitchen/dining/living room
- Feature glass wall overlooking manicured garden
- Modern gloss kitchen with quartz worktops
- High end kitchen appliances
- Separate utility room
- Wood burning stove to living room



## ACCOMMODATION

### ENTRANCE HALL

14'7" x 6'8" (4.5m x 2.1m)

Entered through front storm porch, timber flooring, carpet to stairs and landing, access to downstairs bathroom, lounge and open plan kitchen/dining/living room.

### KITCHEN/ DINING/LIVING ROOM

Spectacular room to the rear of the property, timber flooring with wood burning stove to living area, Feature glass wall with double door access to rear garden from dining area. Fitted high gloss kitchen with an abundance of storage units and a quartz worktop, tiled to floor, access to separate utility room.



### BATHROOM

7'8" x 5'9" (2.4m x 1.8m)

Fully tiled bathroom suite fitted with w.c, whb, bath and separate shower cubicle.



### BEDROOM 1

13'4" x 10'4" (4.1m x 3.2m)

Double bedroom to the rear of the property, carpet to floor and wall of built in wardrobes.

### BEDROOM 2

11'8" x 10'4" (3.6m x 3.2m)

Double bedroom to the front of the property, carpet to floor.



### BEDROOM 3

8'5" x 6'5" (2.6m x 2m)

Single bedroom to the front of the property, carpet to floor, access to attic staircase.

### ATTIC

14'1" x 12'4" (4.3m x 3.8m)

Converted attic room, ideal fourth bedroom, carpet to floor and eaves storage.

### BATHROOM (UPSTAIRS)

6'8" x 5'2" (2.1m x 1.6m)

Fully tiled and fitted with wc, whb and shower cubicle..



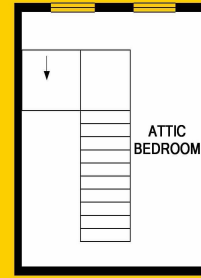
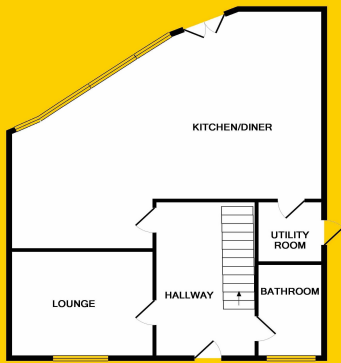
### OUTSIDE FRONT

Cul de sac position, not overlooked, concrete driveway with side pebbled garden, bounded by walls and mature tree.

### OUTSIDE REAR

Most generous rear garden, not overlooked, low maintenance artificial grass with attractive planting, sun-trap seating area taking advantage of the south westerly orientation.

## FLOOR PLANS



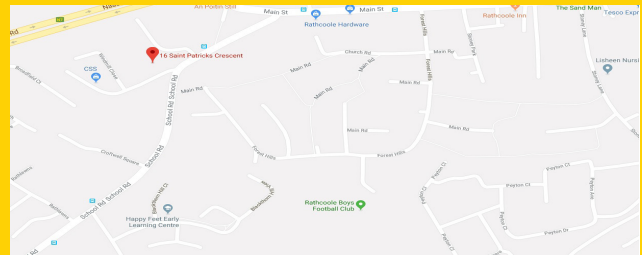
## DIRECTIONS

From the Red Cow proceed along Naas Road. Take the exit for Rathcoole / Saggart and at the roundabout take the second exit onto Fitzmaurice Road passing Avoca. At the next roundabout take the first exit into Rathcoole Village and proceed along the Main Street to the top of the village. Just before An Poitin Stil turn left onto school road and at the roundabout turn right onto St. Patricks Crescent. No. 16 is the last house in the cul de sac on the 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

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](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

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