

FOR SALE

BY PRIVATE TREATY

**65 Aylmer Drive
Aylmer Heath
Newcastle
Co. Dublin
D22 EH76**



Three Bedroom Mid-Terrace
c.114.3sq.m /1,230sq.ft



Price: €299,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent three bedroom terraced family home to the market ideally positioned within the Alymer Heath development. This superb development is ideally located in the heart of Newcastle Village and every conceivable local amenity can be found within walking distance including shops, restaurants, and schools, the location is truly next to none. Also, within a couple of minutes' drives you will find The Red Cow Luas Stop and the M50 motorway.

Bright and spacious living accommodation of c. 1230 sq ft comprises an entrance hallway, dining room & kitchen, guest w.c, utility room, lounge, upstairs you will find three double bedrooms, master en-suite and walk in wardrobe along with a large family bathroom. To the rear of the property you will find a bright sunny landscaped garden ideal for evening entertaining. No. 65 comes to the market in stunning condition throughout and ready to walk into. It benefits from a new smart home electric heating system, utility room and 9 ft ceilings throughout. This property Viewing is highly advised, Call Ray Cooke Auctioneers for further information.

FEATURES

- c. 1230 Sq ft
- BER B2
- Smart electric heating system
- Gas fired central heating
- Double glazed windows
- Beautifully designed throughout
- 9 ft ceilings
- Fully alarmed
- Fully Fitted kitchen
- Utility room with bespoke fitted units
- 3 double bedrooms
- Guest W.C
- Spacious family bath including bath and shower
- Master bedroom including walk in wardrobe and master en suite
- Sunny low maintenance rear garden
- Highly sought-after development
- Playground with in the grounds of the development
- Call Ray Cooke Auctioneers today for more information!



ACCOMMODATION



HALLWAY

6'2" x 21'3" (1.9m x 6.5m)

Laminate flooring with access to kitchen, utility room, WC and lounge.

KITCHEN / DINING ROOM

17'4" x 9'3" (5.3m x 2.8m)

Tiled flooring with fitted kitchen



UTILITY ROOM

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

Fitted kitchen with tiled flooring.

GUEST WC

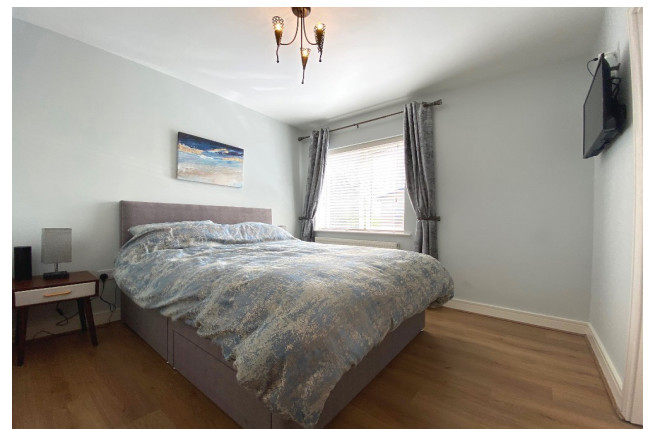
4'3" x 7'2" (1.3m x 2.2m)

Tiled flooring with WC and WHB.

LOUNGE

13'4" x 16'0" (4.1m x 4.9m)

Laminate flooring with sandstone fire place and access to the rear garden.



BEDROOM 1

9'8" x 10'5" (3.0m x 3.2m)

Double bedroom to the front of the property with laminate flooring with ensuite and walk in wardrobe.

BEDROOM 2

9'2" x 13'8" (2.8m x 4.2m)

Double bedroom to the rear of the property, with laminate flooring and fitted wardrobes.



BEDROOM 3

16'4" x 6'2" (5.0m x 1.9m)

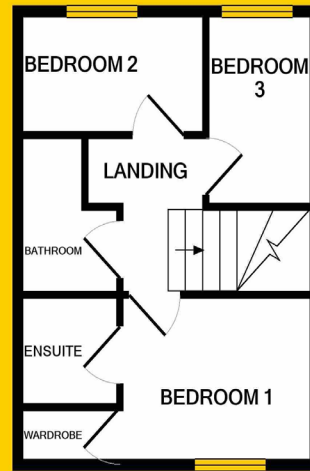
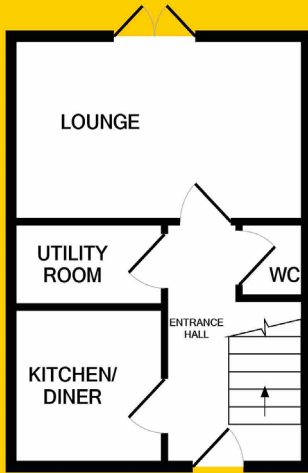
Double bedroom to the rear of the property with laminate flooring and fitted wardrobes.

BATHROOM

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

Tiled flooring with WC, WHB, bath with shower and wet area.





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

Alanna Tyrrell and she can be contacted on **01 4030720 or 086 0606879**

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



MORTGAGES

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For further information or advice, please call:
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