

**FOR SALE**

BY PRIVATE TREATY

42 Parsons Court  
Newcastle  
Co. Dublin



Five Bedroom Townhouse  
c.185.8sq.m. /2,000sq.ft.



Price: €375,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 42 Parsons Court to the Newcastle residential market. Boasting c. 2,000 sq ft of luxurious living space over three levels, this 5 bed/4 bath townhouse is a most exciting prospect. Built c. 2008, Parsons Court is a quaint "horse-shoe" development ideally positioned within the heart of Newcastle Village and with a wide array of local amenities on your doorstep. The 68 bus route is located to the front of the development and the N7, M50 Motorway & The Luas are easily accessible by car.

Internal living accommodation comprises of; Ground Floor – Entrance hallway, lounge, guest wc, utility room, open plan kitchen/dining/living room. First Floor – Three double bedrooms, one ensuite and main family bathroom. Second Floor – Two double bedrooms and one ensuite. No. 42 is presented in beautifully presented throughout and has been meticulously maintained by its current owner. The front is overlooking a peaceful green area, ideal for child's play, and to the rear you will find a south facing garden with decked sun trap areas. The well-proportioned living accommodation is absolutely ideal for a growing family and viewing is highly advised. Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 2,000 sq ft
- 5 bed/4 bath
- 5 double bedrooms
- Split over 3 levels
- Management fee c. €450 per annum
- Beautiful condition throughout
- Gas fired central heating
- Double glazed windows
- Separate utility room
- Open plan kitchen/dining/living room
- Gloss kitchen with quartz worktop
- Feature bay window to master bedroom
- Ample wardrobe space throughout
- South facing rear garden
- Lawn and decked areas to rear
- 2 designated parking spaces
- Quaint, exclusive development
- Located in the heart of Newcastle Village
- N7 and M50 Motorway found within minutes by car





## ACCOMMODATION



### HALLWAY

21'3" x 3'9" (6.5m x 1.2m)

Marble tiling to floor, access to lounge, guest wc, utility room and kitchen/dining room/living room.

### LOUNGE

15'0" x 11'8" (4.6m x 3.6m)

Located to the front of the property, timber flooring, feature fireplace with gas fire.

### KITCHEN/ DINING ROOM/LIVING ROOM

16'0" x 11'4" (4.9m x 3.5m) and 19'6" x 11'1" (6m x 3.4m)

Timber flooring to living area with pation doors to rear, marble floor tiling continued from hallway into dining area and through to extended kitchen.



### BEDROOM 1

15'4" x 11'8" (4.7m x 3.6m)

Master bedroom on the 1st floor located to the front of the property, carpet to floor, bay window, build in wardrobes and access to ensuite.



### BEDROOM 2

10'8" x 9'5" (3.3m x 2.9m)

Double bedroom located on the 1st floor to the rear of the property, carpet to floor and built in wardrobe.

### BEDROOM 3

11'1" x 9'5" (3.4m x 2.9m)

Double bedroom located on the 1st floor to the rear of the property, carpet to floor and built in wardrobes.

### BATHROOM

11'1" x 8'5" (2.7m x 2.6m)

Located on the 1st floor, fully tiled, fitted with w.c, whb and bath with shower.



### BEDROOM 4

17'7" x 8'5" (5.4m x 2.6m)

Double bedroom located on the 2nd floor, carpet to floor and built in wardrobes.

### BEDROOM 5

13'1" x 9'1" (4m x 2.8m)

Double bedroom located on the 2nd floor, carpet to floor, built in wardrobes and access to ensuite.

### OUTSIDE FRONT

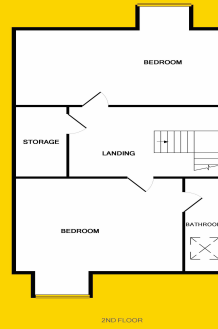
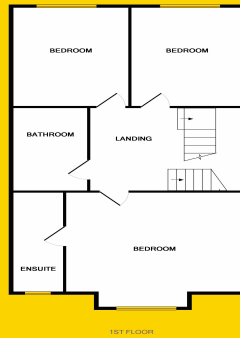
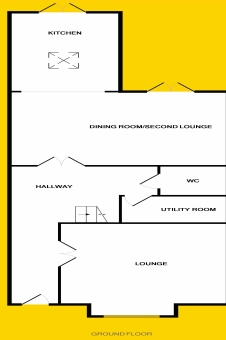
Pedestrian pathway, two designated parking spaces, overlooking green area.

### OUTSIDE REAR

Decked and lawn areas, walled and fenced, sunny south facing aspect.



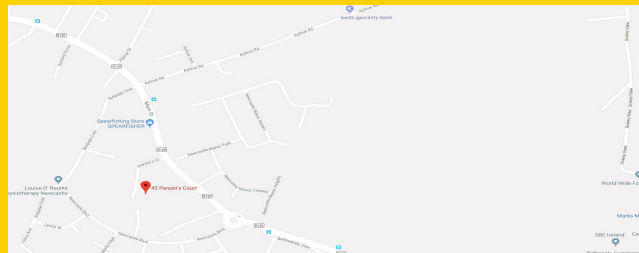
## FLOOR PLAN



## DIRECTIONS

If travelling on N7 take exit 4 for Rathcoole, pass Avoca on the right hand side, and at the roundabout take the second exit towards Newcastle. Proceed straight ahead, into Newcastle Village, and Parsons Court can be found on the left hand side directly after the Texaco Service Station.

## LOCATION



## 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

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

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