

**FOR SALE**

BY PRIVATE TREATY

Newtown  
Rathcoole  
Co. Dublin



Five Bedroom Bungalow  
c.153.3sq.m. /1,650sq.ft



**Price: €549,000**

**raycooke.ie**  
PSRA LICENCE NO. 002307

## DESCRIPTION

RayCooke Auctioneers proudly present this stunning five bedroom detached property to the market in the highly sought after Newtown, Rathcoole, Co Dublin. This wonderful five bedroom family home set on c.1 acre with a stunning large garden and plenty of space to extended, Newtown could be the perfect family home. The location is next to none as you are mere 5 minutes from Rathcoole Village and all it has to offer with a wide array of local amenities including schools, shops, Avoca and Rathcoole Park along with a host of bus routes, the N7 & M50 road networks and some of Irelands best golf courses.

Behind the front door you will find immaculately presented living accommodation that comprising of the entrance hallway, large bright lounge that has stunning views over the garden, kitchen/dining room, utility room with access to rear garden, five magnificent bedrooms one with an en-suite and a family bathroom. Newtown boasts an endless list of additional features including an extra-large sunny rear garden and a extended large lounge to the side of the property. Truly an opportunity not to be missed, call Ray Cooke Auctioneers today! Viewing comes very highly recommended.

## FEATURES

- c. 1650 sq ft
- Extremely spacious property
- Immaculate condition throughout
- LARGE GARDEN
- Oil heating
- FANTASTIC LOCATION
- FIVE bedrooms
- LARGE bright lounge
- Fully fitted modern kitchen
- Stunning rear garden
- Extensive lawn area to the front and side of the property
- Highly sought after Area
- Moments from Rathcoole Village
- Less than 5 minutes from Newlands Cross
- STUNNING PROPERTY!





## ACCOMMODATION



### HALLWAY

14'8" x 5'6" (4.5m x 1.7m)

Carpet to floor. Access to kitchen and bedrooms.

### LOUNGE

16'7" x 24'9" (5.1m x 7.6m)

Timber flooring. Large bright room. Feature electric fire place.

### KITCHEN

11'2" x 15'7" (3.4m x 4.8m)

Fully fitted kitchen Tiled flooring. Utility room. Breakfast area, open plan to dining.



### DINING

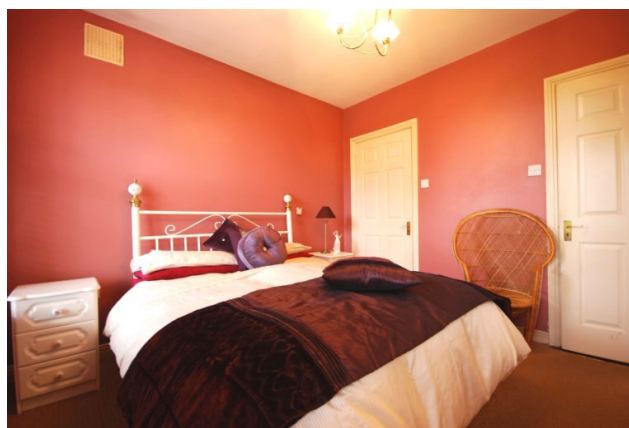
14'1" x 13'8" (4.3m x 4.2m)

Tiled flooring to dining area.. Feature open fire place. Access to lounge and kitchen..

### BEDROOM 1

11'5" x 12'1" (3.5m x 3.2m)

Double room to front. Carpet to floor.



### BEDROOM 2

11'2" x 7'2" (3.4m x 2.2m)

Single room to rear. Built in wardrobes. Carpet to floor.

### BEDROOM 3

11'2" x 10'5" (3.4m x 3.2m)

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

### BEDROOM 4

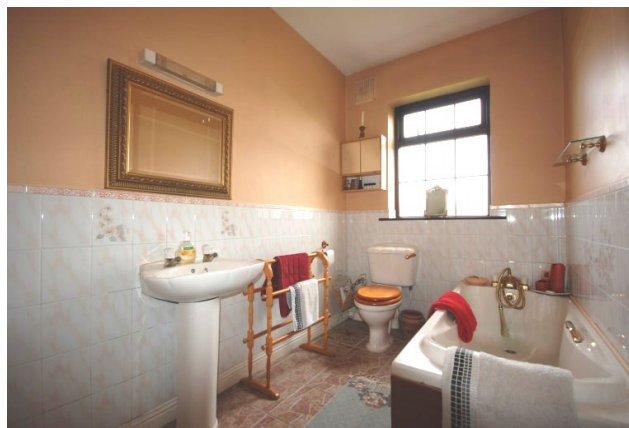
10'8" x 10'5" (3.3m x 3.2m)

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

### BEDROOM 5

11'2" x 11'8" (3.4m x 3.6m)

Double room. Ensuite. Built in wardrobes. Carpet to floor.



### BATHROOM

10'8" x 5'6" (3.3m x 1.7m)

Fully fitted bathroom with wc, whb and bath. Tiled to floor.



## FLOOR PLAN



OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

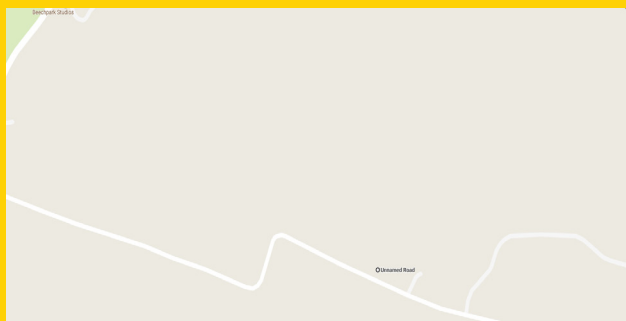
## DIRECTIONS

If travelling through Rathcoole Village turn left just before The Poyntin Still and proceed ahead after passing Broadfield Manor on your left follow the Killeel Rd for 3km. Take the left turn just after Beechpark Golf Club and you will find Newtown 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 6875800 or 0868371963.**

Alternatively you can send an email to **conor@raycooke.ie** and we will contact you.

## MORTGAGES

- Pre-approved Mortgage
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For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
by email [sean@raycooke.ie](mailto:sean@raycooke.ie)

### CLONDALKIN

(Head Office) 3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720

F +353 (0)1 40 30 760

E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght, Dublin 24

T +353 (0)1 45 99 288

F +353 (0)1 40 30 760

E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure, Dublin 6W

T +353 (0)1 68 75 800

F +353 (0)1 40 30 760

E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)



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