

FOR SALE

BY PRIVATE TREATY

Rose Hill
Calliaghstown
Rathcoole
Co. Dublin



5 Bedroom Detached
c. 371.7sq.m. / 4,001sq.ft



Price: €649,950

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DESCRIPTION

Ray Cooke Auctioneers are delighted to present this stunning detached property to the market situated on a splendid c. 0.5 acre site. Built in 2002, "Rose Hill" boasts c. 4,000 sq ft of luxurious and light filled living accommodation along with an additional detached garage which would suit a variety of uses. Both Rathcoole & Kill Villages are found within a couple of minutes by car along with the N7 & M7 road networks each within easy reach.

Upon entering this truly spectacular family home the ground floor gives access to an I-shaped hallway with a feature glass brick wall, guest wc, large lounge, open plan kitchen/dining room with a quality high gloss fitted kitchen and granite worktops, living room, separate sunroom and three double bedrooms with one ensuite. Upstairs offers four further bedrooms(3 double/1 single) including a divine master bedroom with two walk in wardrobes and an ensuite with a walk in multi

jet shower. To the front, sides and rear the property is bounded by landscaped green areas, mature trees, raised decking and picturesque countryside views. The south facing aspect to the rear offers an abundance of sunlight throughout the day and to the front is an electronic gated entrance with a large tarmac driveway and ample space to park a number of cars. Viewing is highly advised to appreciate the sheer quality of this magnificent family home, call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 4,000 sq ft
- Luxurious living accommodation throughout
- BER B3
- Built c. year 2002
- Situated on c. 0.5 acres
- Electronic gated entrance
- Not overlooked to front or rear
- Quaint, peaceful setting



ACCOMMODATION

ENTRANCE HALL

26'2" x 29'1" (8m x 8.9m)

Entered through front porch. L-shaped hallway with solid wood flooring. Access to lounge, guest wc, cloakroom, kitchen, dining area, living room and three bedrooms.

KITCHEN/ DINING ROOM

30'8" x 17'7" (9.4m x 5.4m)

Striking fully fitted high gloss kitchen with red granite worktops. Centre island with hob + extractor fan along with further storage. Double doors to rear and access to utility room. Solid timber flooring to dining area with open access to living room.

LIVING ROOM

13'1" x 17'7" (4m x 5.3m)

Solid timber flooring. Double doors to rear and double doors to sunroom.

SUNROOM

14'7" x 16'4" (4.5m x 5m)

Bright dual aspect room. 2 Velux windows. Tiled to floor. Double doors to rear.

LOUNGE

30'5" x 20'6" (9.3m x 6.3m)

Large bright oval shaped room with six large windows. Feature walled fireplace. Solid timber flooring. Velux window. Open ceiling to 1st floor landing.

BEDROOM 1

12'4" x 11'8" (3.8m x 3.6m)

Double bedroom to the front of the property. Laminate flooring. Dual aspect.

BEDROOM 2

13'1" x 9'8" (4m x 3m)

Double bedroom to the front of the property. Laminate flooring. Two windows. Access to ensuite.

GAMES ROOM

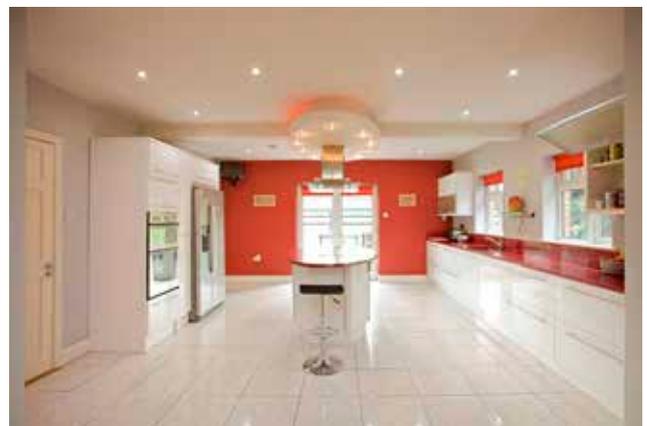
16'7" x 11'4" (5.1m x 3.5m)

Double room to the front of the property. Laminate flooring. Dual aspect. Two windows. In use as a games room but could easily be used as a bedroom.

BEDROOM 3

18'3" x 16'7" (5.6m x 5.1m)

Extra large master bedroom to the rear of the property. Carpet to floor. Dual aspect. 2 x walk in wardrobe. Double doors to balcony. Open doorway to large ensuite.



ACCOMMODATION CONT...

BEDROOM 4

14'4" x 11'8" (4.3m x 3.6m)

Double bedroom to the front of the property. Dual aspect. Carpet to floor. Access to ensuite.

PLAYROOM (UPSTAIRS)

11'4" x 7'2" (3.5m x 2.2m)

Single room to the front of the property. Carpet to floor. Velux window. Eaves storage space. In use as a play room but could easily be used as a bedroom.

BEDROOM 5

14'4" x 13'1" (4.4m x 4m)

Double bedroom to the front of the property. Carpet to floor. Dual aspect. Eaves storage space. Access to ensuite.

BATHROOM

14'1" x 11'8" (4.3m x 3.6m)

Extra spacious fully fitted and tiled bathroom suite. Wc, whb, Jacuzzi bath with separate shower cubicle. Dual aspect.

DETACHED GARAGE

To suit a variety of uses.

GARDEN SPACE

Front pillars with electric gated entrance. Long tarmac driveway with ample parking space. Manicured lawn areas surrounding the property. Not overlooked to front or rear. Extremely peaceful and private. 2 Barna Sheds. Morning patio area and raised evening decked area.



DIRECTIONS

If travelling through Rathcoole Village turn left just before The Poinin Still and proceed ahead onto Killeel Road. Continue straight, passing Beech Park Golf Club on your right hand side and you will find Calliaghstown Equestrian Centre on the left. "Rose Hill" is the next property 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 clondalkin@raycooke.ie and we will contact you.

MORTGAGES

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For further information or advice, please call:
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