

FOR SALE

BY PRIVATE TREATY

**7 Eaton Terrace,
Rathcoole,
Co Dublin.**



Two Bedroom Apartment
c.64.1.sq.m. /690.sq.ft.



Price: €195,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this magnificent two bedroom apartment to the market ideally positioned on the second floor within the prestige "Eaton" development on Rathcoole's Main Street. The location is truly next to none as every conceivable amenity is found within a short stroll including Rathcoole Park, Avoca, An Poitin Stil and a variety of sports & leisure facilities. There is immediate access to the N7 and the M50 Motorway and The Red Cow Luas Terminus are found within 5 minutes by car.

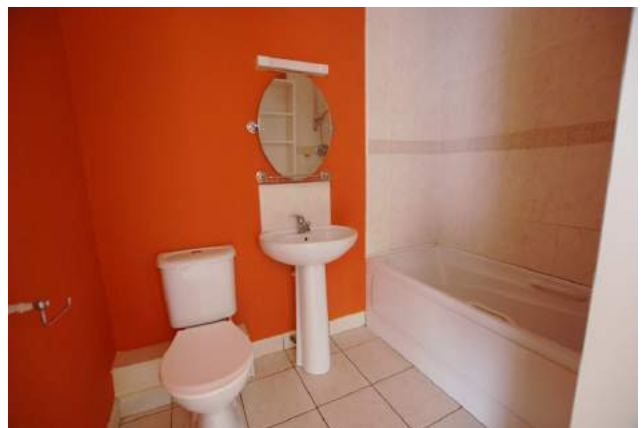
Interior living accommodation of c. 690 comprises of entrance hallway with store room, open plan dual aspect kitchen/lounge, two double bedrooms, main family bathroom and master bedroom ensuite. No. 7 comes to the market in walk in condition and ready to sell. It boasts many additional features such as gas fired central heating, secure designated parking and a sunny south facing balcony. Viewing highly advised.

FEATURES

- c. 690 sq ft
- Management fee c. €1,400 per annum
- BER C1
- 2nd floor with lifts and stairs
- Double glazed windows
- Gas fired central heating
- Clean condition throughout
- Open plan dual aspect kitchen/lounge
- 2 double bedrooms
- Master bedroom ensuite
- Balcony access from lounge
- Sunny south facing aspect from balcony
- Designated parking space
- Located in the heart of Rathcoole Village
- N7 & M50 road networks very easily accessible
- All amenities within walking distance
- Ideal for both 1st time buyers & investors
- Viewing highly advised!



ACCOMMODATION



DIRECTIONS

If travelling on N7 take the exit for Rathcoole/Newcastle. Proceed straight through the roundabout passing Avoca on the right hand side and again through the next roundabout onto Main Street. Turn right before Bank of Ireland and take the next left turn. The block door is the first 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 and we will contact you.

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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