

FOR SALE

BY PRIVATE TREATY

5 Blackthorn Hill Close
Rathcoole
Co. Dublin



Two Bedroom Terrace
c. 79sq.m. / 850sq.ft.



Price: €225,000

raycooke.ie

PSRA LICENCE NO. 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous two bedroom terraced house in turn key condition to the market ideally tucked away in the highly sought Blackthorn Hill Close, Rathcoole a hugely sought after location. This superb development is ideally located only moments from the heart of Rathcoole Village and every conceivable local amenity can be found within walking distance including shops, restaurants, An Poitin Stil, Schools, Rathcoole Park and Avoca, the location is truly next to none.

Bright and spacious living accommodation comprises of large lounge, kitchen/dinning with double doors to garden, guest wc, two double bedrooms one en-suite and a main family bathroom. The property also comes with a south facing rear garden. No. 5 comes to the market with no expense spared and has clearly been meticulously maintained by its current owner and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- C. 850 sq ft
- Pristine condition throughout
- Turn key condition.
- 2 bed / 3 bath
- South facing garden
- Magnificent property
- Master bedroom with en-suite
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Double glazed windows throughout
- Fully alarmed
- Mature & peaceful surroundings
- Gas heating
- Management fees €390
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



ACCOMMODATION



LOUNGE

12'8" x 14'4" (3.9m x 4.4m)

Laminate flooring. Large bright room. Access to kitchen.



KITCHEN

15'7" x 10'2" (4.8m x 3.1m)

Fully fitted kitchen. Tiled to floor. Dining area. Guest wc.



BEDROOM 1

8'9" x 9'8" (2.7m x 3.0m)

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

BEDROOM 2

12'5" x 8'5" (3.8m x 2.6m)

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



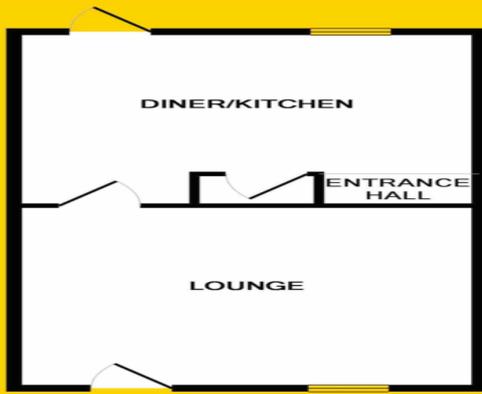
BATHROOM

9'8" x 5'6" (3.0m x 1.7m)

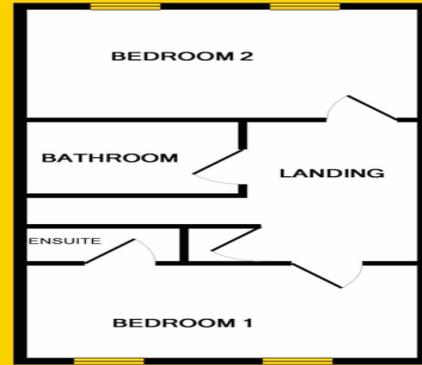
Fully fitted bathroom with wc, sink, bath and shower. Tiled to floor and splashback.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

DIRECTIONS

From Avoca, drive straight into Rathcoole Village, continue straight through the village passing Bank of Ireland & follow the road left at The Poitin Stil. Follow the road straight and at the first round about take the first exit and then your first left turn into Blackthorn Hill. When in the development take your first left where number 5 is on your left hand side.

LOCATION



VEWING

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

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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

MORTGAGES

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



For further financial advice, please call:
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by email to sean@raycooke.ie

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