

**FOR SALE**

BY PRIVATE TREATY

**10 Castlechurch Park  
Newcastle  
Co Dublin  
D22 X2X5**



Four Bed Semi Detached House  
c.136sq.m /1,463sq.ft



**Price: €399,950**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this sublime four bedroom semi detached family home ideally positioned within this quaint cul de sac of Castlechurch Park, Newcastle. The location speaks volumes about the property as all of Newcastle's essential amenities are within a stone's throw whilst the N7, Rathcoole Park and Avoca are merely minutes by car. Internal living accommodation of c. 136 sq. m. comprises of entrance hallway, guest wc, lounge, kitchen/dining room with separate utility, four large bedrooms, main family bathroom and master bedroom ensuite. No. 10 is less than 3 years old and is presented in no less than turn-key condition from top to bottom. The ground floor benefits from extra ceiling height along with extra height windows, flooding the property with natural light. The sleek, modern kitchen is fully fitted and has a separate utility room. Upstairs all bedrooms are doubles & complete with shaker style wardrobes. You will find 2 parking spaces to the front and the most generous rear garden is topped off with a sunny south-westerly aspect. Viewing is highly advised - Contact Ray Cooke Auctioneers today..



## FEATURES

- c. 136 sq m
- BER A3
- Alarmed
- uPVC double glazed windows
- High performance windows and doors
- Air to heat pump system
- Zoned thermostat heating controls
- Attractive brick finish
- Extra ceiling height on ground floor
- Extra height windows
- Open plan kitchen/dining room
- Sleek gloss finish kitchen with centre island
- Separate utility room
- 4 double bedrooms
- Shaker style wardrobes
- Located in the heart of Newcastle Village
- All local amenities within a short stroll
- N7, Avoca and Rathcoole Park found within minutes
- Ideal for first time buyers or anyone trading up
- Viewing highly advised





## ACCOMMODATION

### FRONT

2 Parking spaces, pedestrian path and planted space.

### HALLWAY

21'3"x3'9" (6.5m x 1.2m)

Polished porcelain floor tiling. Access to lounge, guest wc, & kitchen, dining.

### LOUNGE

14'7" x 13'7" (4.5m x 4.2m)

Laminate floor, large window.



### KITCHEN/DINING ROOM

18" x 18" (5.5m x 5.5m)

Porcelain floor tiling, fitted kitchen with centre island, access to rear garden and utility room.



### REAR

Walled and fenced lawn garden with cobblelock area, barna shed sunny south facing orientation.

### BATHROOM

7'5" x 5'5" (2.3m x 1.7m)

WC, wash hand basin, bath tiled to floor and 2 wet areas.

### BEDROOM 1

16'4" x 7'2" (5.0m x 2.2m)

Double bedroom to rear of property with carpet flooring and built in wardrobe.



### BEDROOM 2

16'4" x 10'4" (5m x 3.2m)

Master bedrom to rear of property, carpet floor, built in wardrobe, access to ensuite.

### BEDROOM 3

12'7" x 8'2" (3.9m x 2.5m)

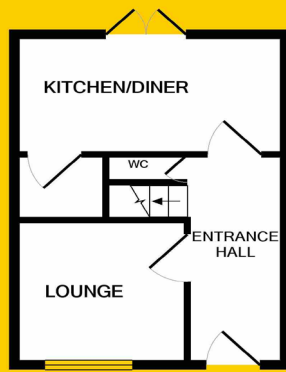
Double room to front of property, carpet flooring built in wardrobe.

### BEDROOM 4

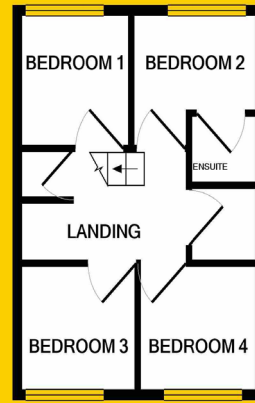
12'7" x 9'5" (3.9m x 2.9m)

Double room to front of property, carpet flooring built in wardrobe.





GROUND FLOOR



1ST FLOOR

## 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 4030720 or 087 1368084

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:  
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