

FOR SALE

BY PRIVATE TREATY

9 Newcastle Manor Square
Newcastle
Co. Dublin
D22 EK09



Two Bedroom Mid Terrace
c. 78.9.sq.m /850sq.ft

BER TBC

Price: €245,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this STUNNING two bedroom mid-terraced property with the added advantage of a large attic conversion (currently in use as a 3rd bedroom) to the market ideally located in Newcastle Square a hugely sought after location, one of Newcastle's finest areas to live. The location is second to none with every conceivable amenity within close walking distance and there is easy access to the M7 and M50 Road networks. In addition the Luas stop at Saggart, Avoca and Rathcoole Park are within close proximity. The location is truly next to none.

Bright and spacious living accommodation comprises of large lounge, kitchen/dinning, guest w.c, two double bedrooms, main bathroom and a large attic conversion with walk in wardrobe and en-suite (currently in use as a 3rd bedroom. To the rear of the property is a private garden. A true gem of a property..!! No. 9 is a FIRST TIME BUYERS DREAM. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 850 sq. ft.
- Magnificent apartment
- STUNNING from top to bottom..!!
- Management fees TBC
- 2 Bed / 2 Bath
- Large attic conversion (currently in use as a 3rd bedroom)
- Sought after development
- Double glazed windows throughout
- FIRST TIME BUYERS DREAM
- Gas fired central heating
- Fully alarmed
- Ample communal car parking
- Excellent location
- Easy Access to the M7 /M50.
- Local shops, bars & restaurants within close proximity
- Early viewing is a must



ACCOMMODATION

LOUNGE

Bright lounge to the front of the property with timber flooring, feature fireplace.

KITCHEN

Fully fitted with eye and floor level units, tiled flooring and double doors to rear garden.

BEDROOM 1

Double room to the front of the property with carpet flooring.

BEDROOM 2

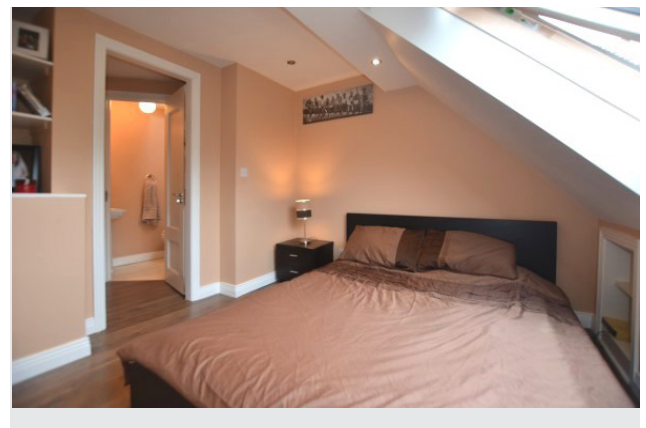
Double room to the rear of the property with carpet flooring.

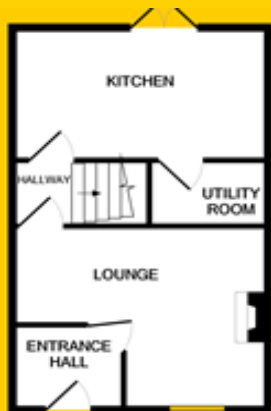
ATTIC

Attic converted into 3rd bedroom with laminate flooring access to ensuite and walk in wardrobe.

BATHROOM

Fully fitted bathroom with w.c, whb and bath, partly tiled walls and tiled flooring.

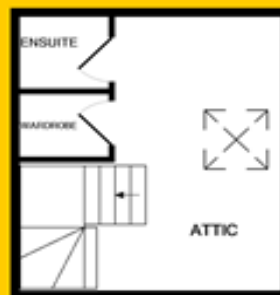




GROUND FLOOR



1ST FLOOR



2ND 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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

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 information or advice, please call:
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