

FOR SALE

BY PRIVATE TREATY

11 Castlelyon Green
Newcastle
Co Dublin
D22CV06



Three Bedroom Terraced House
c.88.3sq.m. /950sq.ft.



Price: €249,000

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DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous three bedroom three bathroom townhouse overlooking a peaceful green area to the market in the ever popular Castlelyon development, Newcastle. Castlelyon is ideally located in Newcastle Village and every conceivable local amenity can be found within striking distance including shops, restaurants, bars and schools. Rathcoole Park, Avoca, the M50 and N7 are also within easy reach. Bright and spacious interior living accommodation of c. 950 sq ft comprises of entrance hall, large lounge, kitchen/dining room, utility room, guest wc, large under stairs storage, three bedrooms (2 double/one single), main family bathroom and master bedroom en-suite. To the rear of the property is an excellent rear garden which is not overlooked. Number 11 boasts a long list of additional features including built in wardrobes, gas fired central heating and top quality flooring throughout. This one is an ideal opportunity for a first time buyer to take that first step onto the property ladder but would make an equally keen investment with attractive yields on offer locally. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- C. 950 sq.ft
- Pristine condition throughout
- 3 bed 3 bath
- Magnificent property
- Utility room and under stairs storage
- Master bedroom with en-suite
- Built in wardrobes
- Close to M50/N7
- Management fees €420 yearly
- Beautiful rear garden which is not overlooked
- Double glazed windows throughout
- Peaceful development
- Ample parking
- Overlooking a well manicured green area
- Mature & settled surroundings
- Gas fired central heating
- Fantastic location



ACCOMMODATION

LOUNGE

15" x 12" (4.5m x 3.6m)

Spacious room to rear of the property, floor to ceiling windows double doors to rear lead onto spacious garden

KITCHEN

9" x 13" (2.7m x 3.9m)

Spacious kitchen to front of the property, top quality blinds and windows, floor and eye level units and integrated appliances.

GARDEN

Decking and lawn area.

WC

4" x 15" (1.2m x 1.5m)

Part tiled with wc, wash hand basin.

UTILITY

7" x 4" (2.1m x 1.2m)

Top quality tiling and gas boiler.

BEDROOM 1

11' x 7" (3.3m x 2.1m)

Spacious room to rear of the property, built in wardrobe, top quality blinds.

BEDROOM 2

9" x 14" (2.7m x 4.2m)

Double room to rear of the property, built in wardrobe, top quality and flooring.

BEDROOM 3

11" x 9' (3.3m x 2.7m)

Double room to front of the property, built in wardrobe, top quality and flooring.

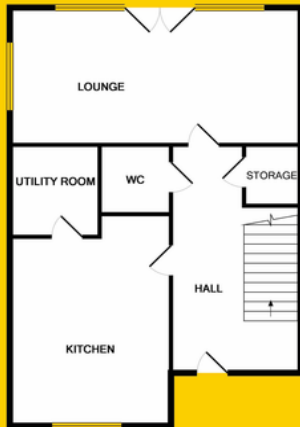
ENSUITE

6" x 5" (1.8 x 1.5)

WC, wash hand basin and shower part tiled with top quality blinds.



FLOOR PLANS



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

James Dronney and he can be contacted on 01 4599 288 or 086 140 9043.

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

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



For further information or advice, please call:
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