

FOR SALE

BY PRIVATE TREATY

**61 Hillcrest
Kilcullen
Co. Kildare
R56DE03**



Three Bedroom Semi Detached
c.101.2sq.m /1,090sq.ft



Price: €299,950

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are excited to present this stunning property to the market in the sought after Hillcrest Development, located in Kilcullen Co Kildare.

The position of this 3 bed semi detached property perched on an elevated site leads to stunning views of the Kildare countryside. No 61 is a prime example of a turn key property having been lovingly cared for by its current owners and is prime for any growing family looking to lay down roots in mature Kilcullen. Kilcullen has a wealth of local amenities on offer within a stone throw, including primary and secondary schools, shops and leisure facilities and is located on the commuter belt with easy access to Dublin and both the M7 and M9 motorways.

Internal living accommodation totals c. 1090 sq.ft and comprises of entrance hall, lounge, Kitchen / dining room guest w.c and access to a landscaped raised garden lounge area. Upstairs you will find three bright and spacious bedrooms, master en suite and main family bathroom. Along with a host of additional features including feature fire place, fully tiled bathrooms and fitted wardrobes throughout, along with the manicured front and rear garden equipped with ample off street parking, making this the ideal family home.

Viewing is highly advised to appreciate this stunning property. Call Ray Cooke Auctioneers today to arrange a private viewing,

FEATURES

- BER C3
- c. 1090 sq.ft
- Gas fired central heating
- New flooring through out
- Open plan kitchen / living / dining area
- Guest W.C
- 3 spacious bedrooms
- Master en suite
- Main family bath
- Fitted wardrobes
- Manicured rear garden
- Peaceful position within the development
- Ample off street parking
- Call Ray Cooke Auctioneers today to arrange a private viewing!



ACCOMMODATION



HALLWAY

19'7" x 5'5" (6.03m x 1.7m)

Entrance to lounge, dining and kitchen area.

LOUNGE

18'0'4" x 11'7" (5.5m x 3.5m)

Double doors to kitchen and dining area.

KITCHEN / DINING ROOM

13'4" x 8'5" (4.1m x 2.6m)

Tiled flooring with access to the rear of the property.



BEDROOM 1

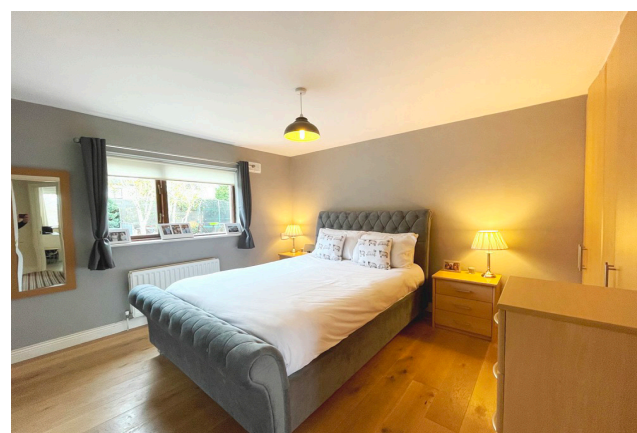
11'8" x 11'1" (3.6m x 3.4m)

Double bedroom to the rear of the property with wooden flooring.

BEDROOM 2

11'8" x 9'1" (3.6m x 2.8m)

Double bedroom to the front of the property with wooden flooring and built in wardrobes.



BEDROOM 3

8'8" x 7'8" (2.7m x 2.4m)

Single bedroom to the front of the property with wooden flooring.

BATHROOM

5'9" x 5'5" (1.85m x 1.79m)

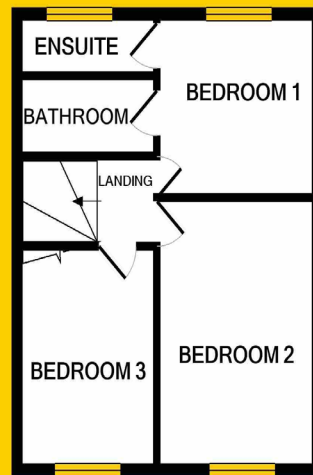
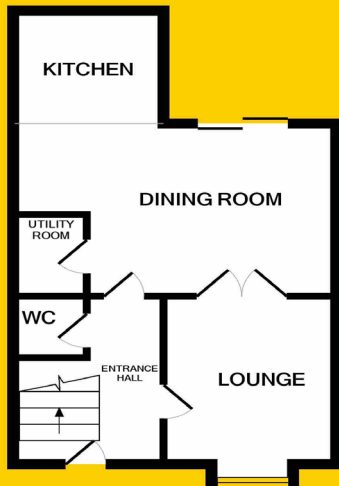
WC, wash hand basin.



REAR GARDEN

Private south facing garden.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

Alternatively you can send an email to Alanna.tyrrell@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

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

CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie



RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

raycooke.ie

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2021.