

**FOR SALE**

BY PRIVATE TREATY

3 Broadfield Lawns  
Rathcoole  
Co Dublin



3 Bedroom Semi Detached  
c.170sq.m. /1,830sq.ft

**BER** TBC

**Price: €349,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous three bedroom semi-detached property to the market ideally tucked away in new part of Broadfield Manor, Rathcoole a hugely sought after location. This property is IMMACULATELY presented throughout 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 entrance hall with carpet on stairs and landing, guest wc, large lounge, large kitchen/diningroom with utility room, three large double bedrooms two with en-suites and a main family bathroom. The property also has the added benefit of not being overlooked at the front and rear of the property.

No. 3 boasts an ideal opportunity for a family to acquire the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- C. 1,500 sq ft
- Pristine condition throughout
- Turn key condition.
- LARGE GARDEN
- Magnificent semi-detached property
- Master bedroom with en-suite
- Close to M50/N7
- NOT OVERLOOKED
- Double glazed windows throughout
- Ample parking
- Mature & peaceful surroundings
- Gas fired central heating
- Fantastic location
- Walk in wardrobe
- Fully alarmed
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



## ACCOMMODATION

### HALLWAY

16'0" x 6'56" (4.9m x 2.0m)

tiled floor, guest wc, carpet on stairs and landing.

### LOUNGE

12'1" x 16'4" (3.7m x 5.0m)

Carpet flooring, large bright room.

### KITCHEN

14'4" x 10'1" (4.4m x 3.1m)

Fully fitted modern kitchen, ample storage, access to garden

### DINING

13'4" x 15'0" (4.1m x 4.62m)

Tiled floor, dining area, open plan to lounge

### BATHROOM

9'5" x 8'2" (2.9m x 2.5m)

Tiled floor, partly tiled wall, bath, sink, toilet

### BEDROOM 1

15'0" x 12'4" (4.6m x 3.8m)

Double room, carpet floor, built in wardrobe, en-suite

### BEDROOM 2

10'8" x 13'1" (3.3m x 4.0m)

Front of property, carpet floor, built in wardrobe.

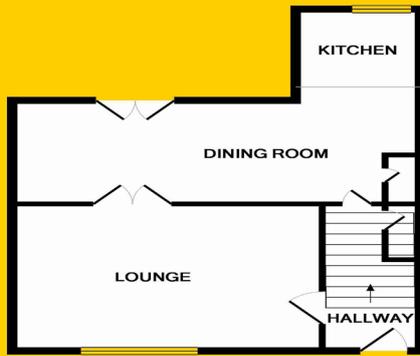
### BEDROOM 3

15'7" x 14'4" (4.8m x 4.4m)

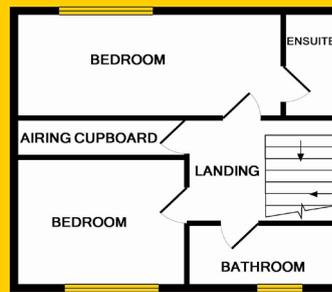
Double room, carpet floor, built in wardrobe.



## FLOOR PLANS



GROUND FLOOR



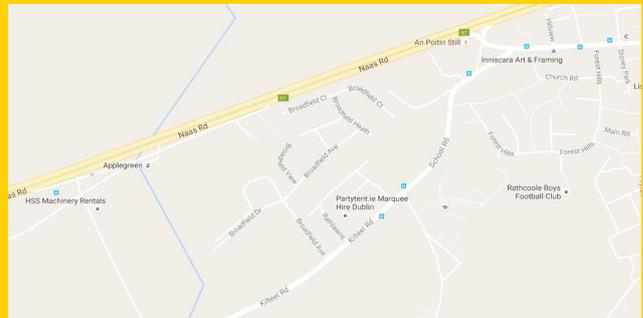
1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

From Avoca, drive straight into Rathcoole Village, continue straight through the village passing Bank of Ireland & follow the road left at The Potin Still. Follow the road straight through the first two roundabouts and then take your first left into Broadfield Manor. When in the development take your first left turn, follow the road around to the right where you will find no 3 on your left hand side.

## LOCATION



## 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 4599288 or 086 837 1963.**

Alternatively you can send an email to [conor@raycooke.ie](mailto:conor@raycooke.ie) and we will contact you.

## MORTGAGES

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For further financial advice, please call:  
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