

FOR SALE

BY PRIVATE TREATY

15 Broadfield Close
Rathcoole
Co. Dublin



Two Bedroom Apartment
c.58.5sq.m. /630sq.ft.



Price: €200,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous own door, ground floor, two bedroom apartment to the market ideally tucked away in the highly sought Broadfield Close, This property is IMMACULATEDLY 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 Poitín Stil, Schools, Rathcoole Park and Avoca, the location is truly next to none.

Bright and spacious living accommodation comprises of entrance hall lounge/dining area, kitchen, two double bedrooms and a main family bathroom. The property also has the added benefit of not being overlooked at the front. No. 15 boasts an ideal opportunity first time buyers along with anyone looking to downsize. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. - C. 630sq.ft
- Pristine condition throughout
- Turn key condition
- Two double bedrooms
- Close to M50/N7
- Communal parking to the front
- Fully alarmed
- Gas central heating
- Double glazed windows throughout
- Mature & peaceful surroundings
- Beautiful rear garden
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



ACCOMMODATION

ENTRANCE HALL

4'7" x 4'1" (1.43m x 1.25m)

Laminate flooring, access to lounge.

LOUNGE

16'6" x 16'5" (5.05m x 5.03)

Access to kitchen, feature fireplace with gas fire inset, tv point, dining area, laminate flooring.

KITCHEN

7'2" x 8'9" (2.18m x 2.7m)

Eye & floor lever units, tiled flooring with splashback tiling, fully fitted.



BEDROOM 1

4'5" x 9'5" (1.38m x 2.9m)

Double bedroom, laminate flooring, built in wardrobes, access to rear garden.



BEDROOM 2

7'8" x 8'6" (2.38m x 2.63m)

Double bedroom, built in wardrobe, laminate flooring.



BATHROOM

7'9" x 6'2" (2.4m x 1.9m)

Three piece suite with tiled flooring and tiling around bath.



FLOOR PLANS



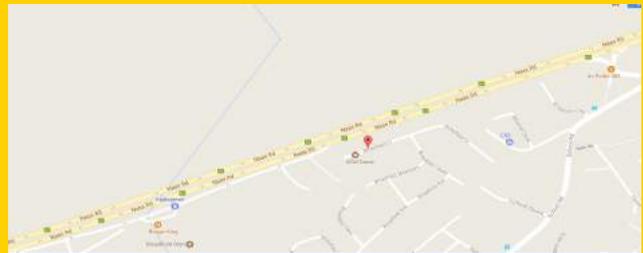
DIRECTIONS

From Avoca, drive straight into Rathcoole Village, continue straight through the village passing Bank of Ireland & follow the road left at The Poitin Stil. Follow the road straight through the first two roundabouts and then take your first right into Broadfield Manor. When in the development follow the road around to the right and take your second left and a left turn onto Broadfield Close where you will find No.15 on your left hand side

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.

LOCATION



NEGOTIATOR

Chase Nouri and he can be contacted on 01 40 30 720 or 086 130 4080.

Alternatively you can send an email to chase@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 or 087 99 44 036

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