

FOR SALE

BY PRIVATE TREATY

8 Croftwell
Rathcoole
Co. Dublin
D24 X4AP



Four Bedroom Semi Detached
c.167.2sq.m /1,800.sq.ft



Price: €419,000

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers proudly present this stunning four bedroom semi-detached to the market in the exclusive Croftwell development. With every imaginable amenity on your doorstep the location is truly second next to none. Within a stone's throw you will find local bars, shops, schools, Avoca and Rathcoole Park along with a host of bus routes, the N7 & M50 road networks. Elegant and luxurious living accommodation of c. 1,800sq.ft split over three levels comprises of; ground floor - entrance hallway, lounge, kitchen/dining room, guest wc and utility room; 1st floor - two double bedrooms and master bathroom suite; 2nd floor- 2 x double bedrooms, bathroom and a small office. To the rear of the property is a maintenance free rear garden.

No. 8 comes to the market in turnkey condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features, not overlooked to the front, four double bedrooms, four bathrooms, a fully fitted kitchen/dining room and a maintenance free rear garden- to name but a few! Early viewing is highly advised to appreciate the sheer quality on offer behind the door of this superb family home, call Ray Cooke Auctioneers today!

FEATURES

- c.1,800 sq.ft.
- BER A2
- IMMACULATELY presented throughout
- Luxury living at its finest
- Split over 3 levels
- Fully fitted modern kitchen
- NOT OVERLOOKED TO FRONT
- Heated towel rails
- 4 double bedrooms
- Ample wardrobe space
- 4 Bathrooms
- Separate utility room & guest wc
- Ample parking
- Exclusive development
- Located in the heart of Rathcoole Village
- Every conceivable amenity within walking distance
- M50 & N7 within two minutes' drive
- Viewing highly advised!



ACCOMMODATION

HALLWAY

15'4" x 6'5" (4.7m x 2.0m)

Tiled flooring, carpet to stairs and landing, access to lounge, kitchen, guest wc and utility room.

LOUNGE

15'8" x 11'1" (4.8m x 4.3m)

Bright lounge to the front of the property with laminate flooring and feature fireplace.



KITCHEN

15'0" x 20'0" (4.6m x 6.1m)

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

BEDROOM 1

16'0" x 15'4" (4.9m x 4.7m)

Large master bedroom to the front of the property with carpet flooring, built in wardrobes and access to ensuite.



BEDROOM 2

15'4" x 12'1" (4.7m x 3.7m)

Large double bedroom to the rear of the property with carpet flooring and built in wardrobes.



BEDROOM 3

15'4" x 8'5" (4.7m x 2.6m)

Double bedroom to the front of the property on the top floor with carpet flooring and built in wardrobes.

BEDROOM 4

9'8" x 9'8" (3.0m x 3.0m)

Double bedroom to the rear of the property on the top floor with carpet flooring and built in wardrobes.



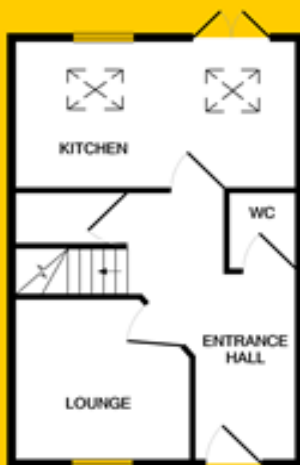
BATHROOM

5'9" x 6'5" (1.8m x 2.0m)

Fully fitted bathroom with w.c, w.h.b and bath, fully tiled.

GARDEN

Low maintenance, north/west facing garden.



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.



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For further information or advice, please call:
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