

FOR SALE

BY PRIVATE TREATY

10 Greenogue Drive
Rathcoole
Co. Dublin
D24HE48



Four Bedroom Semi Detached
c. 184.4sq.m /1,985sq.ft



Price: €475,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fantastic heavily extended four bedroom semi-detached property to the market with the advantage of an ATTIC CONVERSION (currently in use as a 5th bedroom). Ideally located tucked away in the highly sought Greenouge Drive, a hugely popular location and one of Rathcoole's finest areas to live. No.10 is one of the finest family homes to come to the market in Rathcoole in 2020.!!! This superb development is located in the heart of Rathcoole Village and every conceivable local amenity can be found within walking distance including shops, restaurants, An Poité-n Still, schools, Rathcoole Park and Avoca on your doorstep, the location is truly next to none.

Bright and spacious living accommodation comprises of entrance hall, guest wc, large lounge/dining-room that has an open plan to kitchen area, converted garage as a utility room and a playroom/tv room. Upstairs you have four bedrooms (3 double/2 single), one en-suite, family bathroom, ATTIC CONVERSION (currently in use as a 5th bedroom) and a 4th bathroom. To the rear of the property is a large sunny rear garden with a log cabin currently in use as a high-end fully fitted gym. No. 10 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.1,985 sq. ft.
- Magnificent property
- 4 bed /4 bath
- In the heart Rathcoole Village
- Sough after development
- PERFECT FAMILY HOME
- Mature & peaceful surroundings
- ATTIC CONVERSION (currently in use as a 5th bedroom)
- Gas fired central heating
- Solar panels on roof
- LOCATION LOCATION LOCATION
- Second lounge/tv room
- PERFECT FAMILY HOME
- Ample off street parking
- Rathcoole Park and Avoca on your doorstep
- 69 Bus route on your doorstep
- Easy Access to M50, M7 and N81



ACCOMMODATION

HALL

15'7" x 7'2" (4.8m x 2.2m)

Marble tiled flooring, access to guest w.c, kitchen/dining room & living room/playroom.

LIVING/PLAY ROOM

12'4" x 7'8" (3.8m x 2.4m)

Timber flooring, ideal for a variety of uses.

KITCHEN/DINING ROOM

28'2" x 13'1" (8.6m x 4m)

Marble tiled flooring to kitchen, fitted units with granite countertops, access to utility room, timber flooring to dining area, open plan to lounge and sun room.

LOUNGE

12'7" x 12'1" (3.9m x 3.7m)

Timber flooring with wood burning stove.

SUN ROOM

15'4" x 10'4" (4.7m x 3.2m)

Timber flooring with patio doors to rear.

REAR GARDEN

Granite paved areas with generous lawn garden, detached cabin currently in use as gym but ideal for a variety of uses.

BEDROOM 1

10'8" x 8'2" (3.3m x 2.5m)

Single bed to the rear, laminate flooring, access to hotpress, currently in use as walk in wardrobe.

BEDROOM 2

12'1" x 9'8" (3.7m x 3m)

Double room to the rear of the property with laminate flooring.

BEDROOM 3

10'4" x 9'1" (3.2m x 2.8m)

Double room to the rear of the property with laminate flooring and access to ensuite.

BEDROOM 4

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

Single bedroom with laminate flooring and built in wardrobes.

BATHROOM

8'8" x 5'5" (2.7m x 1.7m)

Fully fitted with wc, whb and bath with shower pump, fully fitted.

ATTIC ROOM

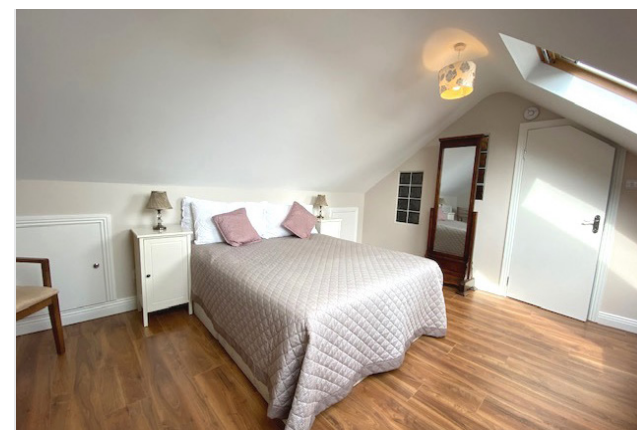
16'0" x 3'8" (4.9m x 3.8m)

In use as bedroom with laminate flooring.

ATTIC BATH

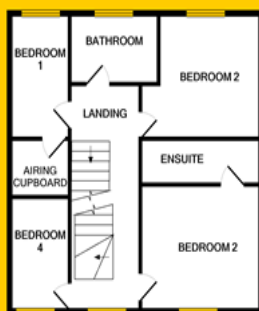
12'4" x 5'9" (3.8m x 1.8m)

Fitted bathroom with wc, whb and bath with tiled to floor and wet area.

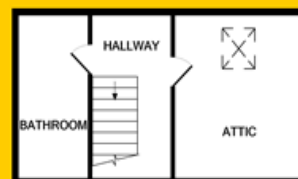




GROUND FLOOR



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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