

FOR SALE

BY PRIVATE TREATY

**60 Newcastle Boulevard
Newcastle
Co. Dublin
D22FT27**



Two Bedroom Apartment
c. 77.1sq.m / 830sq.ft



Price: €215,000

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DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in introducing this spectacular apartment to the market located on the top floor of this prestigious development within the heart of Newcastle Village. Newcastle Boulevard is a modern terrain ideally positioned with a wide array of amenities on your doorstep including local shops, sports facilities, schools, Avoca and Rathcoole Park. The 68 bus route is located within a short stroll and the N7, M50 Motorway & The Luas Red Line are easily accessible by car. Internal living accommodation of c. 830 sq ft sq ft comprises of an entrance hallway with a staircase to an upper level landing, a lounge/dining room with attached kitchen, main family bathroom, two double bedrooms and master bedroom ensuite. The ground floor entrance gives way to a most private common area with only two properties inside which is a most attractive and extremely rare occurrence for an apartment. No. 60 has been wonderfully maintained from head to toe and is truly in "turn-key" condition. It has the added advantage of two separate balconies; one off one bedroom and the other off the lounge, giving ample room for outside evening relaxation. Without question one of the finest examples to come to the Newcastle market this year, early interest is assured and viewing is strongly advised!

FEATURES

- c. 830 sq ft
BER B2
- Management fee c. €600 per annum
- Immaculate condition throughout
- Top floor apartment
- "Block" entrance giving access to only 2 properties
- Double glazed windows
- Gas fired central heating
- Quality flooring throughout
- Fitted gloss style kitchen with granite worktops
- Two double bedrooms
- Storage press of landing
- Family bathroom + master bedroom ensuite
- Dual aspect master bedroom
- 2 Balconies; one accessed from bedroom the other from the lounge
- Ample parking space to front
- Located in the heart of Newcastle Village
- N7 and M50 Motorway found within minutes by car
- Avoca & Rathcoole park within easy reach
- Ideal for first time buyers and investors
- Viewing highly advised!



ACCOMMODATION

HALLWAY

33'4" x 7'2" (10.2m x 2.2m)

Carpet flooring and stairs to the landing, with access to lounge, kitchen, bedrooms and bathrooms.

LOUNGE

13'7" x 13'7" (4.2m x 4.2m)

Timber flooring with patio door access to the balcony and open access to the kitchen.

KITCHEN

9'8" x 6'8" (3m x 2.1m)

High gloss L-shaped kitchen, with timber flooring, granite counter tops and a side window.

BEDROOM 1

14'7" x 7'3" (4.5m x 2.3m)

Double bedroom with laminate flooring, built in wardrobes and access to balcony.

BEDROOM 2

14'7" x 7'3" (4.5m x 2.3m)

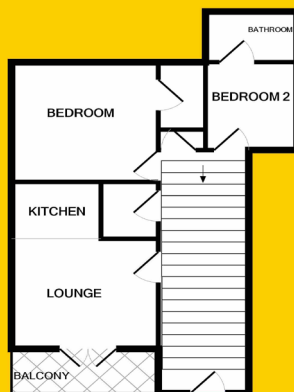
Double bedroom with carpet flooring, built in wardrobes and dual aspect windows

BATHROOM

7'5" x 6'2" (2.3m x 1.9m)

Tiled flooring with WC, wash hand basin, bath and heated towel rail.





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 0860606879

Alternatively you can send an email to alanna.tyrrell@raycooke.ie and we will contact you.



MORTGAGES

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