

**FOR SALE**

BY PRIVATE TREATY

Clonford  
Windmill Hill  
Rathcoole  
Co. Dublin  
D24 PH6H



Five Bedroom Detached Bungalow  
c. 279sq.m /3,000sq.ft



**Price: €795,000**

PSR Licence Number 002307

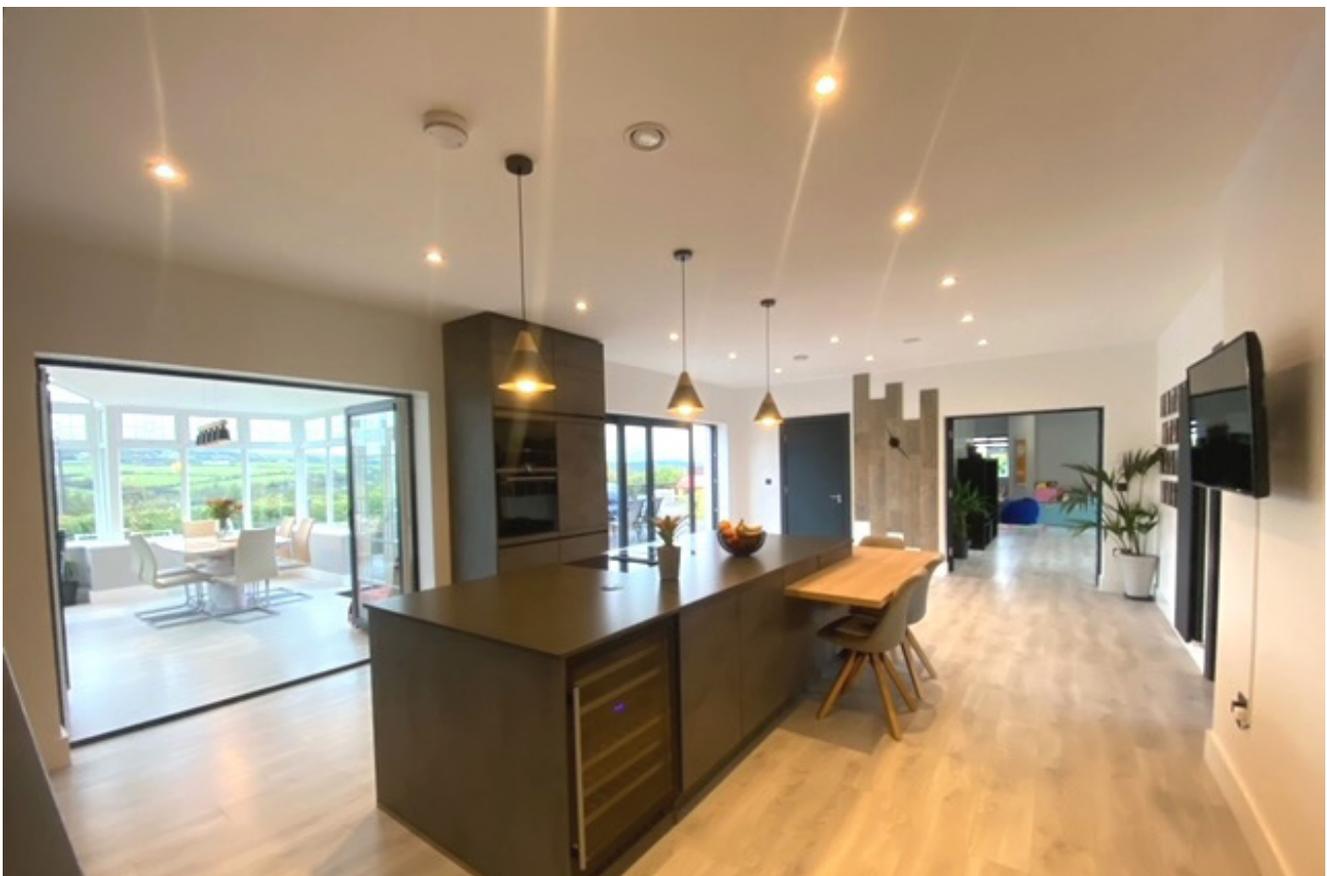
[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS to present this stunning five bedroom detached bungalow to the market situated on a splendid c. 0.75 acre site. "Clonford" boasts c. 3,000 sq ft of luxurious and light filled living accommodation with stunning picturesque countryside views. Clonford has been completely renovated and finished to the highest standard over the past two years. This truly is a gem of a family home...!! The location is next to none as you are mere 5 minutes from Rathcoole Village and all it has to offer with a wide array of local amenities including schools, shops, Avoca and Rathcoole Park along with a host of bus routes, the N7 & M50 road networks and some of Ireland's best golf courses. Upon entering this truly spectacular family home from the entrance hallway to the right gives access to a large double bedroom, NEWLY FITTED bathroom, NEW open plan kitchen/dining room with top of the range smart appliances and fantastic views to the hills of Rathcoole and Saggart. It is followed by a utility room and guest wc, office (which can be used as a fifth double bedroom), second living room / dining room and a large family lounge. When entering the property to the left you have three large double bedrooms including a divine master bedroom with an ensuite and access to the garden. The property also boasts an array of smart home technologies and features such as voice/app control for lights, heating, camera/gate system and blind/shutter management which can be fully integrated with Google home/ Alexa. To the front, sides and rear the property is bounded by landscaped green areas, mature trees, raised decking and picturesque countryside views. Due to the sheer size of the rear garden there is massive potential to create the setting of your dreams. The south facing aspect to the rear offers an abundance of sunlight throughout the day and to the front is an electronic gated entrance with a large tarmac driveway and ample space to park a number of cars.

## FEATURES

- Attic insulation
- Completely new roof
- Heat recovery ventilation
- Airtight attic hatch
- Bespoke kitchen with smart appliances
- Wall insulation (pumped and drylining)
- New conservatory roof highly insulated
- Conservatory feature wall
- New boiler
- New well system
- New gate system/entry point
- New drainage/gutters
- c. 3,000 sq. ft.
- BER B3
- Situated on c. .075 acre
- Quaint, peaceful setting
- STUNNING VIEWS
- Viewing highly advised
- M50 & N7 within five minutes' drive



## ACCOMMODATION



### HALL

2'1" x 1'8" (7.2m x 6.2m)

Entrance hall with laminate flooring, access to lounge/kitchen, bedrooms.

### LOUNGE

2'4" x 1'4" (1.5m x 1.9m)

Bright lounge with laminate flooring, located to the front of the property.

### KITCHEN

2'4" x 1'4" (7.9m x 4.9m)

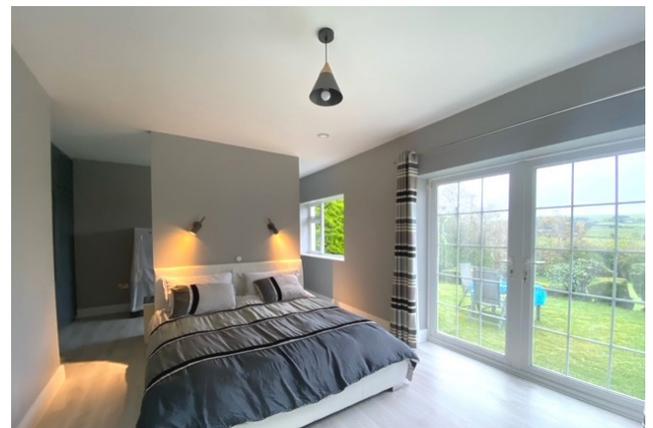
NEW open plan kitchen/dining with top of the range smart appliances with stunning views, laminate flooring, sliding doors to rear garden, access to sun room.



### BEDROOM 1

1'0" x 1'9" (3.5m x 6.4m)

Master bedroom to the rear of the property with laminate flooring, access to ensuite and double doors to rear.



### BEDROOM 2

1'4" x 1'0" (3.7m x 2.7m)

Double bedroom to the front of the property with laminate flooring.

### BEDROOM 3

1'2" x 0'8" (3.7m x 3.5m)

Double bedroom to the front of the property with laminate flooring.

### BEDROOM 4

1'1" x 1'0" (3.7m x 3.5m)

Double bedroom located on the top floor with laminate flooring.



### BEDROOM 5/OFFICE

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

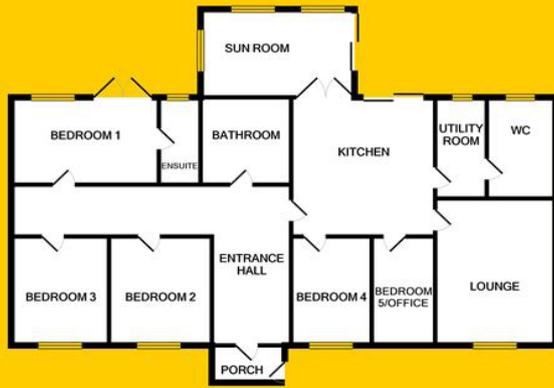
Bedroom 5 currently in use as office, laminate flooring.

### BATHROOM

1'1" x 0'6" (3.9m x 2.0m)

New fully fitted bathroom with wc, whb and bath, fully tiled.





## 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.



## MORTGAGES

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