

FOR SALE

BY PRIVATE TREATY

Mount Carmel
Bohernabreena
Co. Dublin



Three Bedroom Detached House
c.197.4sq.m. /2,125sq.ft



Price: €595,000

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DESCRIPTION

RAY COOKE AUCTIONEERS proudly present "Mount Carmel" to the Bohernabreena market, offering one discerning purchaser the opportunity to acquire c. 2,125 sq ft of pure luxury within this prestigious and ever sought after location. Oozing peace and tranquillity with a most "country living feel" but yet being literally minutes from a vast array of amenities; the positioning of this family home could not be better.

It is placed on an imposing 0.65 acre site, zoned residential, offering further potential. Interior living accommodation on the ground floor briefly comprises of entrance hallway, lounge, family room, master bathroom, one ensuite double bedroom, open plan kitchen/dining room with separate utility room, a private office and a stunning rear extension (currently a games/living room) with an upper mezzanine library area. The attic space has been converted on the first floor and offers two further generous rooms both currently in use as ensuite double bedrooms. The electronic gated entrance gives way to the lengthy driveway with ample parking space and access to a detached garage; ideal for storage or a variety of other uses. To the front you have manicured green space and the rear boasts a sun drenched, landscaped, wrap around garden with an abundance of mature trees, shrubbery and planting along with a paved terrace; ideal for summer entertaining or for pure relaxation with nothing to be heard but the song of the birds. "To Be Seen Is To Be Appreciated" – Call Ray Cooke Auctioneers today for further information or to arrange viewing.

FEATURES

- c. 2,125 sq ft
- 1960's build
- Immaculately presented throughout
- Electronic gated front entrance
- c. 0.65 acre site with magnificent potential (Zoned Residential)
- Lengthy tarmac driveway with ample parking space
- Detached garage
- Oil fired central heating
- 3 solid fuel stoves
- Underfloor heating to kitchen and bathroom
- Extra large rear extension with mezzanine library area
- Fitted kitchen with granite countertops
- Separate utility room and private office
- Converted attic space housing two generous rooms in use as ensuite double bedrooms
- Master bedroom with walk in wardrobe
- Vast garden space to front and rear
- Breath-taking, manicured rear garden
- Abundance of mature trees and attractive planting
- Paved terrace; ideal for entertaining
- Not overlooked
- Oozing peace and tranquillity



ACCOMMODATION



HALLWAY

7'8" x 7'5" (2.4m x 2.3m)

Timber flooring, access to inner hallway, living room and family room.

LIVING ROOM

13'7" x 12'7" (4.2m x 3.9m)

Carpet to floor, feature fireplace with stove and venetian blinds.

FAMILY ROOM

14'1" x 11'8" (4.3m x 3.6m)

Carpet to floor, feature fireplace and stove and venetian blinds.

BEDROOM 1 (DOWNSTAIRS)

14'1" x 9'8" (4.3m x 3m)

Carpet to floor, access to ensuite, built in wardrobe.

OFFICE

9'8" x 6'5" (3m x 2m)

Carpet to floor, dual aspect room, walled shelving.

UTILITY ROOM

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

Tiled floor and splashback, plumbed washing machine.

KITCHEN/DINING ROOM

13'1" x 11'1" (4m x 3.4m) and 17'3" x 12'4" (5.3m x 3.8m)

Hardwood fitted kitchen with extended breakfast bar and granite countertops, tiled to floor and splashback area, access to dining. Solid timber flooring to dining room, access to games room and side access to garden.

GAMES ROOM

30'1" x 17'7" (9.2m x 5.4m)

Most impressive rear extension currently in use as games room, bright light filled dual aspect room with upper library mezzanine, feature birch fireplace with stove.

BEDROOM 2 (UPSTAIRS)

13'7" x 11'4" (4.2m x 3.5m)

Double bedroom to the front of the property, carpet to floor, abundance of natural light, walk in wardrobe to rear of bed and access to ensuite.

BEDROOM 3 (UPSTAIRS)

19'3" x 10'4" (5.9m x 3.2m)

Double bedroom to rear of the property, laminate floor, built in wardrobe and access to ensuite.

BATHROOM

13'1" x 10'8" (4m x 3.3m)

Extra Large bathroom, fitted with w.c, whb, and free standing bath, tiled floor and majority walls.

OUTSIDE FRONT

Electronic gated entrance giving way to a tarmac drive and manicured front garden, bounded by hedging. Extra large side access and access to detached garage.



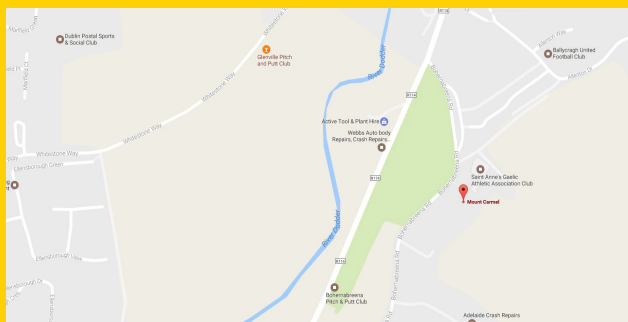
DIRECTIONS

If travelling on Firhouse Road towards Old Bawn, proceed straight through the traffic light junction at The Old Mill Bar and Restaurant. Turn left for Bohernabreena and Mount Carmel is located on the left hand side after St. Annes GAA Club and clearly marked by our "For Sale" board.

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

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

Alternatively you can send an email to **ross@raycooke.ie** and we will contact you.

MORTGAGES

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