

**FOR SALE**

BY PRIVATE TREATY

**14 Marble Court  
Dunshaughlin  
Co. Meath**



**Three Bedroom Duplex  
c.109.9sq.m. /1,183sq.ft**



**Price: €229,999**

**raycooke.ie**  
PSRA LICENCE NO. 002307

## DESCRIPTION

RAY RAY COOKE AUCTIONEERS proudly present this immaculate, show house condition three bedroom duplex to the in the highly sought after location of Marble Court. Marble court is within a stone throw away from Dunshaughlin village which has a host of shops, bars, restaurants, schools & Dunshaughlin business centre. With the M3 and other primary roads within minutes this is the perfect location.

Interior living accommodation of c. 1183 sq.ft comprises of entrance hallway, lounge, kitchen come dining room, three large double bedrooms one with a double ensuite and a main family bathroom. To the rear there is a large balcony which gives access to a peaceful communal garden and ample parking space to the front. 14 Marble Court is bright, spacious and in turn key condition. Early interest is sure to be expected, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c - 1183 sq.ft
- BER C1
- 3 Double bedrooms
- Double Ensuite
- Bright, fully fitted & spacious kitchen come dining room
- Decorated to a high standard
- Rear communal garden
- Ample parking to the front
- New electric heating system
- Filtered water system
- Three Bathrooms
- IMMACULATE CONDITION THROUGHOUT!!



## ACCOMMODATION

### HALLWAY

15'7" x 6'6" (4.8m x 2m)

High quality laminate flooring with carpet on the stairs and landing. Access to under stair bathroom.

### LIVING ROOM

15'1" x 11'5" (4.6m x 3.5m)

High quality carpet flooring. Access to Kitchen/Dining area.

### KITCHEN

18'7" x 15'7" (5.7m x 4.8m)

Tiled flooring. Fully fitted kitchen. Eye & floor level units. Storage space. Access to rear balcony.



### BEDROOM 1

12'5" x 12'1" (3.8m x 3.7m)

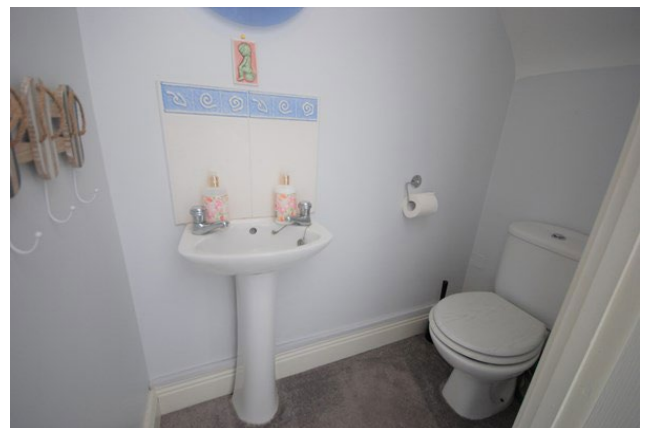
Velux windows. High quality carpet flooring. Built in Wardrobes. Access to double ensuite.



### ENSUITE

9'2" x 5'9" (2.8m x 1.8m)

Velux window. Tiled flooring. Wc, basin & Shower cubical.



### BEDROOM 2

15'4" x 8'9" (4.7m x 2.7m)

Velux windows. High quality carpet flooring.

### BEDROOM 3

15'4" x 9'5" (4.7m x 2.9m)

Velux windows. High quality carpet flooring.

### BATHROOM

6'6" x 5'6" (2m x 1.7m)

Full three piece suite. Fully tiled.





## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

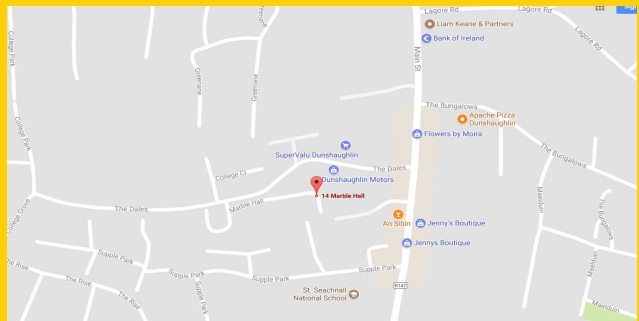
## DIRECTIONS

If travelling from Dublin on the M3 take exit 6. Take the third exit at the first roundabout, Continue straight through the next roundabout and take the first exit at the next. Continue straight to the next roundabout, Take your third exit and continue down Drumree road, at the end of Drumree road go right. Take your second right after exiting Drumree road and follow the road around. Take your first left and sharp left again. Continue straight to Marble Court.

## 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

Chase Nouri and he can be contacted on **01 4599288 or 0871409043.**

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

## MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

**Ray Cooke**  
Financial Services Ltd

For further financial advice, please call:  
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