

**FOR SALE**

BY PRIVATE TREATY

Steelstown  
Rathcoole  
Co Dublin



Five Bedroom Detached House  
c.232.3 sq.m. /2,500sq.ft

**BER** TBC

**Price: €650,000**

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

## DESCRIPTION

Ray Cooke Auctioneers proudly present this stunning five bedroom detached property to the market in the highly sought after Steelstown, Rathcoole, Co Dublin. This wonderful five bedroom family home set on c.1 acre with a stunning large south facing garden and garage to the side. 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 roadnetworks and some of Ireland's best golf courses.

Behind the front door you will find immaculately presented living accommodation. The ground floor comprises of the entrance hallway, large entertainment room that could be turned into a self contained unit, double bedroom, utility room and access to garage and rear garden. Upstairs has the main living quarters of the property with a large bright kitchen that has stunning views over the garden. Lounge/ dining room, four magnificent bedrooms one with an en-suite and a separate bathroom off the landing. Steelstown boasts an endless list of additional features including an extra-large sunny rear garden and a large garage to the side of the property. Truly an opportunity not to be missed, call Ray Cooke Auctioneers today! Viewing comes very highly recommended.

## FEATURES

- c. 2,500 sq ft
- Extremely spacious property
- Immaculate condition throughout
- LARGE garage
- Oil heating
- FANTASTIC LOCATION
- FIVE bedrooms
- LARGE bright lounge
- Fully fitted modern kitchen
- Stunning rear garden
- Extensive lawn area to the front and back of the property
- Highly sought after Area
- Moments from Rathcoole Village
- Less than 5 minutes from Newlands Cross
- STUNNING PROPERTY!



## ACCOMMODATION

### LIVING/DINING

24'6" x 11'8" (7.5m x 3.6m)

Large bright room with timber flooring, and a feature fireplace. Dining area and access to kitchen.

### KITCHEN

20'9" x 11'4" (6.4m x 3.5m)

Fully fitted kitchen. Tiled floor and access to garden.

### BEDROOM

9'5" x 9'1" (2.9m x 2.8m)

Double room to front of property. Carpet flooring and built in wardrobes.

### BEDROOM

9'1" x 8'8" (2.8m x 2.7m)

Double room to front of property. Carpet flooring and built in wardrobes.

### BEDROOM

13'1" x 9'1" (4.0m x 2.8m)

Double room to front of property. Carpet flooring, built in wardrobes.

### BEDROOM

13'4" x 13'1" (4.1m x 4.0m)

Double room located downstairs with carpet flooring.

### BEDROOM

13'1" x 8'8" (4m x 2.7m)

Fully tiled shower unit, with wc and whb with unit. Tiled flooring.

### DOWNSTAIRS ROOM

20'6" x 23'9" (6.3m x 7.3m)

A large bright room. Self contained unit with a kitchen area with units and sink. Timber flooring.

### LAUNDRY ROOM

9'8" x 4'1" (3m x 4.3)

Plumbed for washing machine. Tiled flooring. Access to garage.

### BATHROOM 1

5'5" x 10'8" (1.7m x 3.3)

Walk in shower. Tiled flooring and part tiled walls with toilet, sink, whb, heated towel rail.

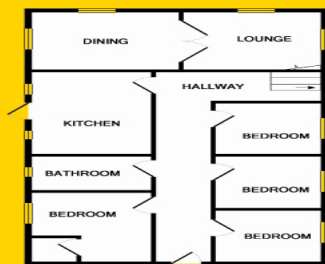
### BATHROOM 2

9'1" x 11'4" (2.8m x 3.5m)

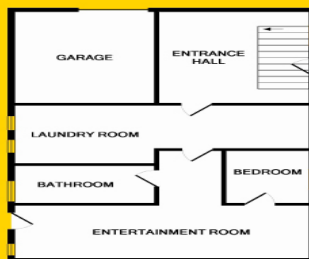
Fully tiled. Mains shower, bath, toilet and sink.



## FLOOR PLANS



UPSTAIRS



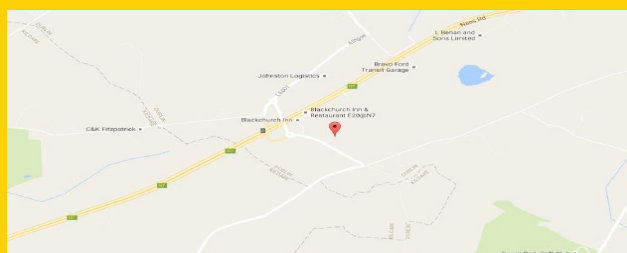
DOWNSTAIRS

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 through Rathcoole Village turn left just before The Poitin Still and proceed ahead after passing Broadfield Manor on your right take the next right turn onto Windmill Hill. Continue straight up Windmill Hill for a half a mile where you will find property on the left hand side with the famous Ray Cooke sign in the garden.

## LOCATION



## 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 45 99 288 or 086 837 1963.

Alternatively you can send an email to [conor@raycooke.ie](mailto:conor@raycooke.ie) and we will contact you.

## MORTGAGES

- Pre-approved Mortgage
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**Ray Cooke**  
Financial Services Ltd

For further financial advice, please call:  
Sean Kavanagh on 01 40 30 720 or contact him  
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