

**FOR SALE**

BY PRIVATE TREATY

**Coislán  
Ballinascorney  
Dublin 24**



**3 Bedroom Bungalow with c.7 acres  
c.85sq.m. / 915sq.ft.**

**BER TBC**

**Price: €499,999**

**raycooke.ie**

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this charming bungalow with some of the best city and coastal views in Dublin to the market. Enjoying the most perfect country setting, Coislán is set on beautiful private grounds of approx. 6.72 acres, and has stables for four horses. This magnificent, tranquil location has all the benefits of country living, yet is only a ten minute drive to the M50.

Set behind an iron gate, a long attractive drive, sided by granite rocks, leads to the house. A good size porch leads to a fully fitted kitchen with a range of eye and floor level units. An arch gives access to the spacious living room, complete with a large picture window which has truly stunning panoramic views over Dublin to the coast and an attractive Howth stone fireplace.

An inner hallway provides access to a fully tiled wet room and to the bedroom accommodation, which comprise two large double rooms and one single. The land is laid out around the house and in three separate fields. The property also has the benefit of a large versatile block built shed in addition to the stables. Early viewing is highly recommended!!

## FEATURES

- c.85sq.m (915sq.ft)
- Stables for four horses (59sq.m)
- 6.72 acres of tranquil land
- Panoramic views over Dublin to coast
- Oil fired central heating
- Three bedrooms
- Wonderful kitchen/diner
- Fully tiled wet room
- Spacious living room with large picture window
- Fantastic location
- Early viewing is a must!!





## ACCOMMODATION

### HALL

8'8" x 7'5" (2.7m x 2.3m)

Glass panelled door leads to fine hallway with a dual aspect and slate floor.

### KITCHEN

8'2" x 13'4" (2.5m x 4.1m)

Fully fitted kitchen with a range of eye and floor level units, ceramic tiled floor, splashback and surround. Plumbed for washing machine and dishwasher. Electric oven and hob, extractor fan.

### LIVING ROOM

12'1" x 18'4" (3.7m x 5.6m)

Large reception room with picture window with stunning coastal views over Dublin City. Feature fireplace with Howth Stone surround and wooden mantle. Ceiling coving and ceramic tiled floor.

### WET ROOM

8'2" x 6'2" (2.5m x 1.9m)

Fully tiled with Triton electric shower, W.H.B. and W.C.

### INNER HALL

L shaped hall with ceramic tiled floor, hot press and access to attic storage.

### BEDROOM 1

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

Double bedroom with coastal views over Dublin, fitted wardrobes with vanity unit. Ceramic tiled floor.

### BEDROOM 2

11'5" x 10'8" (3.5m x 3.3m)

Large double bedroom with fitted wardrobes and overhead storage. Country side views and ceramic tiled floor.

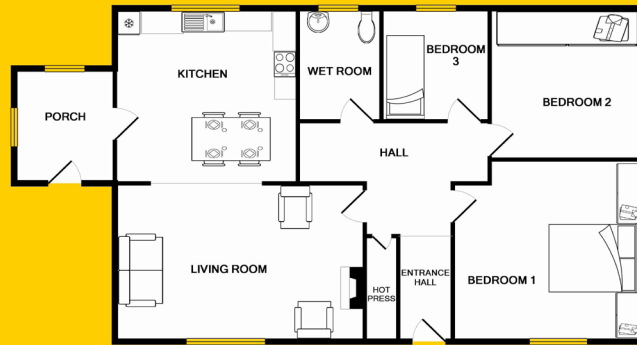
### BEDROOM 3

8'2" x 8'2" (2.5m x 2.5m)

Fine size single bedroom with fitted wardrobes and .



## FLOOR PLANS

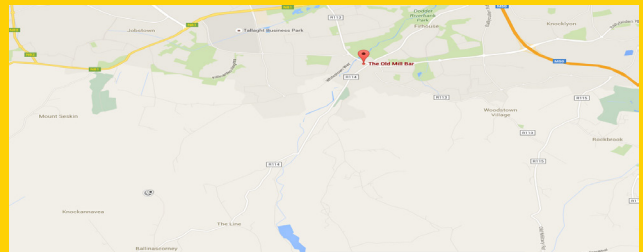


OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

## DIRECTIONS

Travelling from the M50, take the N81 and then the second left onto the R114. Turn right at the Old Mill Bar and continue up the hill past the golf course. Take the first right onto the L7045 and continue to the end of the road. Coislán is the last house on the left hand side, identified by our For Sale board.

## 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

Damien McCaul and he can be contacted on 01 687 5800 or 086 013 6918.

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

## MORTGAGES

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



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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

### CLONDALKIN

(Head Office) 3 Main Street,  
Clondalkin, Dublin 22

T +353 (0)1 40 30 720

F +353 (0)1 40 30 760

E [clondalkin@raycooke.ie](mailto:clondalkin@raycooke.ie)

### TALLAGHT

6 Village Green,  
Tallaght, Dublin 24

T +353 (0)1 45 99 288

F +353 (0)1 40 30 760

E [tallaght@raycooke.ie](mailto:tallaght@raycooke.ie)

### TERENURE

98 Terenure Road North,  
Terenure, Dublin 6W

T +353 (0)1 68 75 800

F +353 (0)1 40 30 760

E [terenure@raycooke.ie](mailto:terenure@raycooke.ie)



## RESIDENTIAL & COMMERCIAL PROPERTY ADVICE

Sales • Lettings • Valuation • Rent Reviews • Property Management • Mortgage Advice

**raycooke.ie**

These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.