

FOR SALE

BY PRIVATE TREATY

22 Broadfield Court
Rathcoole
Co. Dublin
D24 V127



Three Bedroom Semi Detached
c.111.48sq.m /1,200.sq.ft

BER TBC

Price: €315,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous three bedroom semi-detached property to the market ideally tucked away on Broadfield Court, Broadfield Manor in Rathcoole a hugely sought after location. This superb development is ideally located only moments from the heart of Rathcoole Village and every conceivable local amenity can be found within walking distance including shops, restaurants, An Poitin Stil, Schools, Rathcoole Park and Avoca, the location is truly next to none.

Bright and spacious living accommodation comprises of entrance hall with carpet on stairs and landing, guest wc, large lounge, large kitchen/dining room with utility room, two large double bedrooms, one single bedroom, master bedroom with en-suite and a main family bathroom. The property also has the added benefit of a sunny rear garden and is set in a cul-de-sac location. No. 22 boasts an ideal opportunity for a family to acquire the perfect family home. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- C. 1,200sq.ft
- Pristine condition throughout
- Turn key condition.
- Magnificent property
- Master bedroom with en-suite
- Close to M50/N7
- Double glazed windows throughout
- Ample parking
- Mature & peaceful surroundings
- Gas fired central heating
- Fantastic location
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



ACCOMMODATION

HALLWAY

Laminate flooring, carpet to stairs and landing, access to lounge, kitchen and guest wc.

LOUNGE

Bright lounge to the front of the property with laminate flooring, feature fireplace and double doors to kitchen/dining room.

KITCHEN

Fully fitted extended kitchen with eye and floor level units, tiled flooring open plan to dining area and double doors to rear garden.

BEDROOM 1

Double bedroom to the rear of the property with carpet flooring, built in wardrobes and access to ensuite.

BEDROOM 2

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

BEDROOM 3

Single bedroom to the front of the property with carpet flooring.

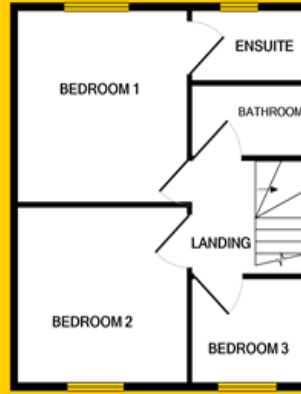
BATHROOM

Fully fitted bathroom with w.c, w.h.b and bath, fully tiled.





GROUND FLOOR



1ST FLOOR

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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For further information or advice, please call:
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