

FOR SALE

BY PRIVATE TREATY

**22 Prospect Meadows
Rathfarnham
Dublin 16
D16X0V6**



Four Bed, Three Bath Semi-Detached
c.153.29sq.m / 1,650.sq.ft



Price: €565,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this sublime four bedroom semi detached family home to the market with a flurry of extras in the award winning "Prospect Manor" development tucked away off Stocking Lane, Rathfarnham. Finding itself merely minutes from the M50 Motorway, a stone's throw from Rathfarnham Village, and a short stroll from a variety of local shops/schools/leisure facilities - is it any wonder that Prospect is consistently at the top of the wish list for local buyers? Bright and airy living accommodation of c. 1,650 sq ft comprises of entrance hallway, guest wc, lounge, extended open plan kitchen/dining/living room, separate utility room, four bedrooms, main family bathroom, master bedroom ensuite and converted attic space - ideal for an office/child's games room or an additional bedroom. The lengthy cobble lock driveway to the front offers plenty of room to park a number of cars. The manicured rear garden is completely family friendly with lawn and paved areas, a larger than average side space, and sunny south westerly rear aspect. The original house was spacious in its own right, but the introduction of the converted attic space and the open plan rear living space has really transformed it into the perfect, versatile family home. Viewing is highly advised - Call Ray Cooke Auctioneers today to register interest!

FEATURES

- c. 1,650 sq ft
- BER C1
- Magnificent condition
- Generous room proportions throughout
- Security alarm panel
- New Vokéra gas fired central heating
- Double glazed windows
- XL rear extension
- Bright and airy open plan kitchen/dining room
- Franke Triflo undersink water filtration system
- All appliances included, Elica extractor fan, Neff hob, double oven and microwave, Fisher & Paykel fridge freezer, dishwasher, washing machine and tumble drier
- Welcoming family lounge
- Four nice bedrooms on first floor
- Ample wardrobe space
- Durvairt sanitary ware with underfloor heating in both bathrooms
- Demimat placed behind mirrors with built in spotlights and rainmaker shower heads in master bath
- Additional attic conversion (ideal 5th bedroom)
- Ample storage space to attic
- Lengthy cobblelock driveway
- Space to park a number of cars
- Manicured rear garden
- Lawn and paved sections
- Larger than average side space
- Sunny south westerly rear aspect
- Exclusive development
- Ideal location just off Stocking Lane
- M50 motorway within easy reach
- Shops and schools within a stone's throw
- Viewing highly advised!



ACCOMMODATION

HALLWAY

18'7" x 6'5" (5.7m x 2m)

Timber flooring, understairs storage, w/c & utility.

LOUNGE

12'1" x 21'9" (3.7m x 6.7m)

Carpet flooring, featured fireplace with gas fire and double doors to extended kitchen/dining room.

KITCHEN/DINING ROOM

21'3" x 18" (6.5m x 5.5m)

Timber flooring, fully fitted kitchen, quartz worktops, plenty of light with double doors to the rear.

BATHROOM 1

6'5" x 5'9" (2m x 1.8m)

Fully tiled, wc, wash hand basin and shower.

BEDROOM 1

6'8" x 6'8" (2.1m x 2.1m)

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

BEDROOM 2

11'8" x 13'7" (3.6m x 4.2m)

Master bedroom to the front of the property, carpet flooring, built in wardrobe, fully walled & storage. Access to ensuite which is fully tiled with a wc, wash hand basin and shower.

BEDROOM 3

11'8" x 9'8" (3.6m x 3m)

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

BEDROOM 4

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

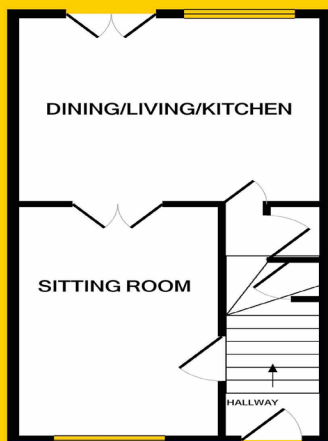
Double bedroom to the rear of the property, carpet flooring and built in wardrobes.

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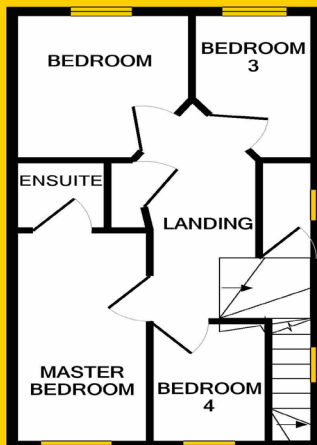
14'4" x 13'4" (4.4m x 4.1m)

Laminate flooring, eave storage, additional built in storage space with windows.

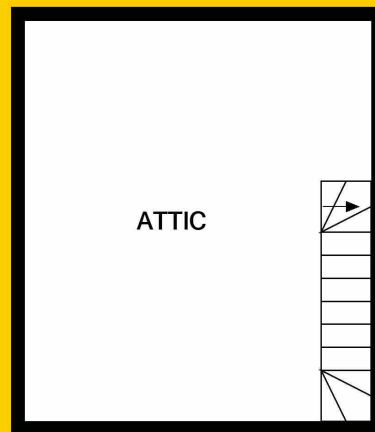




GROUND FLOOR



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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

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



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For further information or advice, please call:
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