

**FOR SALE**

BY PRIVATE TREATY

15 Eaton Way  
Rathcoole  
Co Dublin



2 Bedroom Apartment  
c.69.7sq.m. /750sq.ft

**BER** TBC

Price: €175,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this magnificent two bedroom apartment to the market positioned on the FIRST FLOOR within the exclusive Eaton development. This superb development is ideally located in the heart of Rathcoole Village and every conceivable local amenity can be found within walking distance including shops, restaurants, An Potion Still, schools, Rathcoole Park and Avoca, the location is truly next to none. Also within a couple of minutes' drive you will find The Red Cow Luas Stop and the M50 motorway. Bright and spacious living accommodation of c. 750 sq ft comprises an entrance hallway, open plan lounge/dining room/kitchen, two double bedrooms, en-suite and main family bathroom.

No. 15 comes to the market in stunning condition throughout and ready to walk into. It benefits from gas fired central heating system, double glazed windows throughout and designated parking. Interest is sure to be seen from both 1st time buyers & investors. Early viewing is highly advised, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- LOCATION LOCATION LOCATION
- Management fee c. 1,400 per annum
- FIRST floor
- Two double bedrooms
- Gas fired central heating
- Double glazed windows
- Communal area
- Gated development
- Close to M50/N7
- Located in the heart of Rathcoole Village
- Every conceivable amenity on your doorstep
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

Laminate flooring, access to kitchen, bedroom, Bath

### LOUNGE/KITCHEN

Tiled flooring, fully fitted kitchen, dining area lounge area, tv point, access to balcony

### BATHROOM

Tiled floor, bath, sink, shower, fully tiled walls

### BEDROOM 1

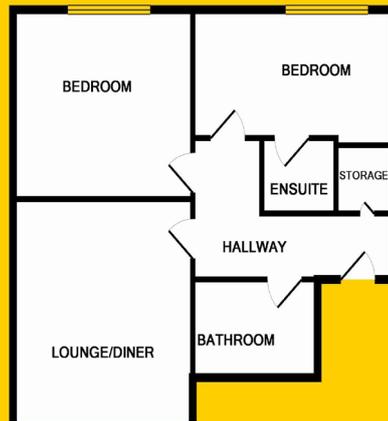
Double room to back of property, built in wardrobes  
laminated floor

### BEDROOM 2

En-suite, double room to back of property, built in wardrobes and laminated floor.



## 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

From N7, take rathcoole /Saggart exit. Take 2nd exit at roundabout passing Avoca. Drive into rathcoole Village. Continue straight through the village and turn left just before the Bank Of Ireland into the Eaton development. Follow the road straight to the end where Eaton Way is directly on front of you.

## 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

Conor Clarke and he can be contacted on **01 4599288** 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
- 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:  
Sean Kavanagh on 01 40 30 720 or contact him  
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