

FOR SALE

BY PRIVATE TREATY

**Castlebaggot
Kilmactalway
Newcastle
Co. Dublin
D22FP46**



Three Bedroom Bungalow
c.117.06sq.m /1,260sq.ft



Price: €395,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to present this spectacular 3 bed detached bungalow to the market. Castlebaggot is in a prime location just off Alymer Road, Newcastle Co Dublin. Mere minutes by car you will find Newcastle Village where every conceivable local amenity can be found within walking distance including primary schools and local sporting clubs. The M50 and N7 road networks along with Avoca and Rathcoole Park are all found within easy reach; the location is truly next to none.

Positioned on a private site located behind electric gates, Castlebaggot is made up of c. 1260 sqft comprising of a large welcoming entrance hall, living room, spacious kitchen and dining room, 3 large bedrooms and main family bathroom, the property also benefits from an adjoining large garage to the side.

This beautifully designed bungalow offers not only expansive and flowing light filled accommodation but also fabulous views of the countryside to the rear proving both a beautiful and tranquil setting rarely found in Dublin. The surrounding gardens are extremely well maintained and are enclosed by private electronic gates.

Castlebaggot will make the ideal family home for any first time buyers or family looking to trade up. Call Ray Cooke Auctioneers today to arrange a private viewing!

FEATURES

- Ber E2
- c. 1260 sq.ft
- Oil fired central heating & Septic tank
- XL attached garage
- Landscaped surrounding gardens
- Electronic gates
- Fitted kitchen
- Tastefully decorated throughout
- 3 bright and spacious double bedrooms
- Fully tiled family bathroom including shower
- Beautiful and tranquil location
- Superb countryside views
- MASSIVE POTENTIAL
- Call Ray Cooke Auctioneers today to arrange a private viewing!



ACCOMMODATION



HALLWAY

12'1" x 5'8" (3.7m x 1.8m)

Wooden flooring with cloak room.

LOUNGE

17'09" x 14'4" (5.2m x 4.4m)

Carpet flooring with electric fireplace.

KITCHEN

11'4" x 14'4" (3.5m x 4.4m)

Lino flooring with fitted units, granite kitchen counter and access to the rear garden.



DINING ROOM

10'8" x 12'1" (3.3m x 3.7m)

Carpet flooring with open fire place.

BEDROOM 1

11'4" x 14'4" (3.5m x 4.4m)

Double bedroom to the rear of the property with carpet flooring and fitted wardrobes.



BEDROOM 2

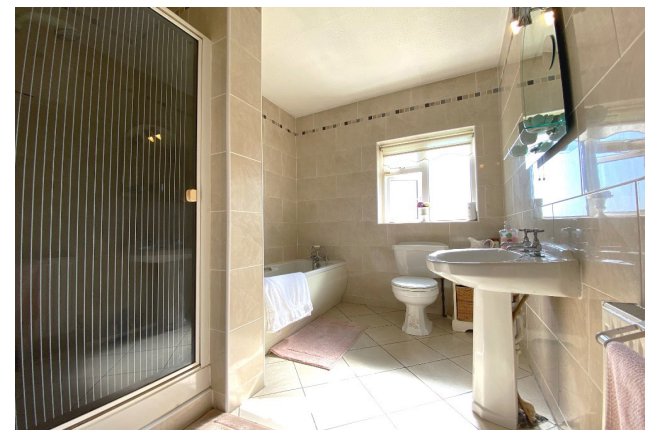
10'4" x 13'1" (3.2m x 4.0m)

Double bedroom to the front of the property with carpet flooring and fitted wardrobes.

BEDROOM 3

10'4" x 9'8" (3.2m x 3.0m)

Double bedroom to the front of the property with carpet flooring and fitted wardrobes.



BATHROOM

11'8" x 7'2" (3.6m x 2.2m)

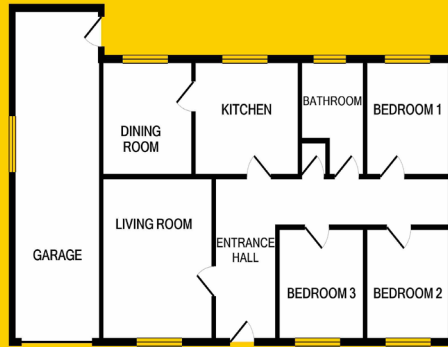
Fully fitted with WC, wash hand basin, tiled flooring with bath and shower.

REAR GARDEN

27'5" x 13'7" (8.4m x 4.2m)

Shed attached.





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

Alanna Tyrrell and she can be contacted on **01 4030720 or 086 0606879**

Alternatively you can send an email to **Alanna.tyrrell@raycooke.ie** and we will contact you.



MORTGAGES

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