

**FOR SALE**

BY PRIVATE TREATY

**38 The Courthouse  
Rathcoole  
Co. Dublin  
D24 NW96**



Two Bedroom Apartment  
c. 67.3.sq.m /725sq.ft

**BER** TBC

**Price: €199,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous two bedroom ground floor apartment in turn key condition to the market ideally tucked away in the highly sought The Courthouse, Rathcoole a hugely sought after location. 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 Poitin Stil, Schools, Rathcoole Park and Avoca, the location is truly next to none.

Bright and spacious living accommodation comprises of entrance hall with 2 large storage areas, NEW kitchen, LARGE lounge with double doors to balcony, two double bedrooms and a main family bathroom. No. 38 comes to the market with no expense spared and has clearly been meticulously maintained by its current owner and boasts an ideal opportunity for a keen first time buyer to take that step onto the property ladder. Early interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- C. 725 sq. ft.
- Pristine condition throughout
- Turn key condition
- 2 x LARGE storage presses
- Magnificent property
- NOT OVERLOOKED
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Double glazed windows throughout
- Fully alarmed
- Mature & peaceful surroundings
- Gas Heating
- Management fees €1500 yearly
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised





## ACCOMMODATION



### HALL

Laminate flooring with access to bedroom, bathroom, kitchen/lounge.

### KITCHEN

Fully fitted kitchen with eye and floor level units, laminate flooring, dining area and open plan to lounge.

### LOUNGE

Bright lounge with laminate flooring, open plan to kitchen and access to private balcony.

### BEDROOM 1

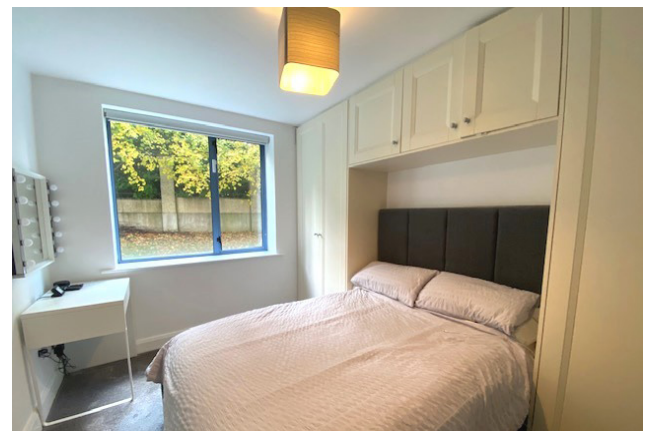
Double bedroom with carpet flooring.

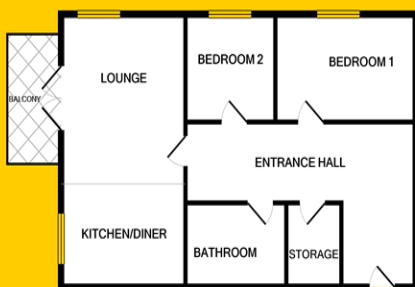
### BEDROOM 2

Single bedroom with carpet flooring.

### BATHROOM

Fully fitted with wc, whb and bath with shower pump, fully tiled.





## 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](mailto:Conor@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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