

FOR SALE

BY PRIVATE TREATY

21 Kingswood Castle
Kingswood
Dublin 24



Three Bedroom Semi Detached
c.85.5sq.m. /920sq.ft.



Price: €375,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 21 Kingswood Castle to the open market. An absolutely splendid three bedroom semi detached family home, it is presented in show house condition throughout, and offers an endless list of striking features. Kingswood is a mature and desirable pocket of Dublin 24, highly sought after by young families, and this particular home is sure to cause a stir between clients trading up and first time buyers alike. Kingswood Castle finds itself within a short stroll of local shops, bars and sports facilities. Esteemed schools are in abundance with St. Killians Junior School always proving a firm favourite, and the newly constructed Kingswood Community College is continuing to be a major pull factor for the area. Following on from this Tallaght Hospital and The Square Shopping Centre are found minutes by car, the M50 Motorway and the Red Luas Line are both very easily accessible. Interior living accommodation of c. 920 sq ft comprises of entrance hallway with guest wc, lounge, open plan kitchen/dining room, three bedrooms, main family bathroom and master bedroom shower room. The front of the property offers a cobble lock driveway with ample parking space and looks out onto green play area in the heart of this idyllic cul de sac. The generous rear garden is laid in lawn and partially cobble locked, is beautifully manicured and gives way to a detached entertainment room, currently in use as a lounge/gym but would suit a wide variety of uses – a truly magnificent feature. Viewing is highly advised to appreciate the sheer quality on offer; Call Ray Cooke Auctioneers today for further information or to arrange viewing.

FEATURES

- c. 920 sq ft
- BER D1
- Double glazed windows throughout
- Upgraded hard wood front door
- Gas fired central heating
- Immaculately presented
- Alarmed
- Quality flooring
- Fitted modern kitchen
- Three generous bedrooms
- Fully tiled bathroom suite
- Master bedroom shower room
- Not overlooked to front or rear
- Detached rear entertainment room currently in use as lounge/gym
- Cobble lock driveway with room to park 2 cars
- Peaceful cul de sac setting
- Overlooking green space
- Larger than average side entrance



ACCOMMODATION

ENTRANCE HALL

18'0" x 5'5" (5.5m x 1.7m)

Laminate flooring access to lounge, guest w.c and kitchen/dining.

LOUNGE

15'0" x 10'8" (4.6m x 3.3m)

Laminate flooring, feature fireplace with gas fire, double doors to kitchen/dining room.

KITCHEN/ DINING ROOM

17'0" x 10'8" (5.2m x 3.3m)

Open plan to rear of the property, I-shaped fitted kitchen and double doors to rear garden.



BEDROOM 1

12'4" x 11'1" (3.8m x 3.4m)

Master bedroom to the rear of the property, laminate flooring, wall of mirrored built in wardrobes, and access to fully tiled shower room.



BEDROOM 2

11'4" x 8'2" (3.5m x 2.5m)

Double bedroom to the front of the property, laminate flooring and built in wardrobes.

BEDROOM 3

9'8" x 7'5" (3m x 2.3m)

Single bedroom to the front of the property and laminate flooring.

BATHROOM

6'2" x 5'5" (1.9m x 1.7m)

Fully fitted bathroom suite fitted with wc, whb and bath with shower attachment.



ANNEXE/ENTERTAINMENT ROOM

Double glazed windows , fully insulated, laminated flooring and currently in use as an entertainment room /gym.

OUTSIDE FRONT

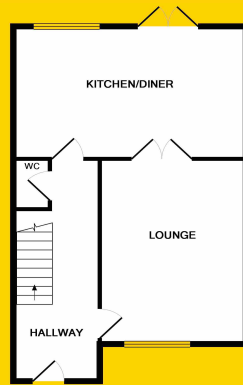
Peaceful cul de sac, not overlooked, green play area and cobblelock driveway.

OUTSIDE REAR

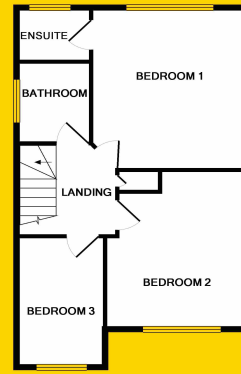
Not overlooked, low maintenance with lawn and cobblelock areas, access to detached annexe/entertainment room.



FLOOR PLANS



GROUND FLOOR

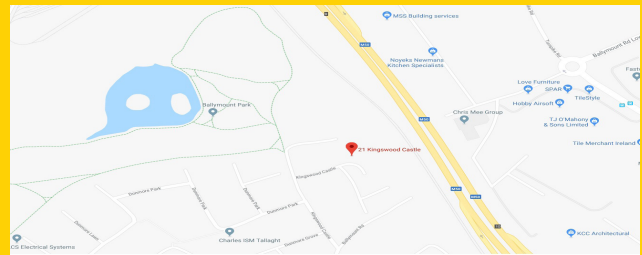


1ST FLOOR

DIRECTIONS

If travelling M50 Southbound take exit 10 for Ballymount and stay left towards Tallaght. At the traffic light junction turn right over the Luas line. Take your right turn before the shops and proceed ahead taking your last left turn onto Kingswood Castle. Proceed ahead, turn right, and no. 21 can be found on the left hand side.

LOCATION



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 40 30 720 or 087 136 8084.

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

MORTGAGES

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For further information or advice, please call:
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