

FOR SALE

BY PRIVATE TREATY

**57 Newcastle Manor
Square
Newcastle
Co Dublin**



**2 Bedroom Mid-Terrace
c.78sq.m. / 830sq.ft.**

BER TBC

Price: €209,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS offers an outstanding opportunity to acquire this extended two bedroom townhouse which is in excellent condition throughout. The property is perfectly positioned overlooking an attractive green area in this exclusive and very popular development in the heart of Newcastle Village and is sure to appeal to a wide audience.

Number 57 is immaculately presented and has high ceilings throughout adding to the sense of space on offer. The property benefits from the addition of a wonderful reception room to the rear which has two extra-large Velux windows which flood this room with Natural light and is a perfect space to unwind and relax overlooking rear garden. A glass panelled door leads into the entrance hallway leading to the spacious L-shaped living room which boasts a feature fireplace with a coal effect gas fire insert and provides access to under stairs storage. The kitchen is fully fitted with a tiled surround and integrated dishwasher. An attractive arch provides access to the dining room with has ample space for a table and chairs. French doors lead to the garden which is mainly in lawn and has an attractive concrete patio area.

A carpeted staircase which has spotlighting leads the landing which provide access to the hot press and attic storage. There are two good size double bedrooms and a large family bathroom which completes the accommodation. The location is second to none with every conceivable amenity within close walking distance and there is easy access to the M7 and M50 Road networks. In addition the Luas stop at Saggart, Avoca and Rathcoole Park are within close proximity. A true gem of a property. Early viewing is advised!!

FEATURES

- c.78q.m. (830sq.ft)
- Gas fired central heating
- Double glazed windows
- Extension, plumbed on it's own circuit
- Excellently presented throughout
- Overlooking an attractive green
- Garden with lawn and patio area
- Fully fitted kitchen with integrated appliances
- High ceilings
- Carpeted stairs and landing
- Two double bedrooms
- Fitted wardrobes in master bedroom
- Large family bathroom, mira electric shower
- Under stairs and attic storage
- Ample communal car parking
- Excellent location
- Easy access to the M7/M50
- Local shops, bars & restaurants in close proximity
- Early viewing is a must!!



ACCOMMODATION



FRONT

Ample unallocated parking.

PORCH

Glass panelled front door leads to a porch with oak floor.

LIVING ROOM

13'1" x 10'8" (4m x 3.3m)

Spacious L-shaped living room with feature fireplace with wooden mantle, tiled slate hearth and coal effect gas fire insert, oak floor, ceiling coving and access to under stairs storage..



GUEST W.C.

Ceramic tiled floor, W.C., W.H.B.

KITCHEN

8'6" x 12'1" (2.7m x 3.7m)

Fully fitted with a range of cream eye & floor level units, tiled splashback and surround, Electrolux oven and hob. Laminate tile effect floor, Whirlpool washing machine and Electrolux integrated dishwasher.



DINING ROOM

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

Bright sunny room overlooking rear garden with two Velux windows which flood this room with natural light. Vertical radiator, spotlighting and ceramic tile effect floor and French doors.

BEDROOM 1

7'2" x 12'5" (2.2m x 3.8m)

Double bedroom to the front of the property overlooking green area. Laminate wood effect floor.



BEDROOM 2

8'6" x 12'5" (2.7m x 3.8m)

Large double bedroom to the rear of the property with fitted wardrobes and laminate wood effect floor.

BATHROOM

8'6" x 5'6" (2.7m x 1.7m)

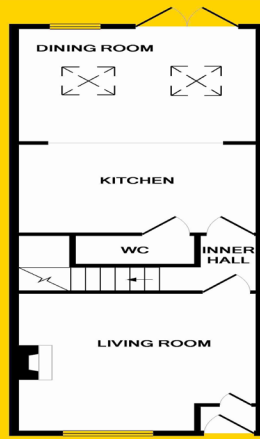
With ceramic tiled floor and part tiled walls, full size bath with Mira electric shower. W.C. and W.H.B.

GARDEN

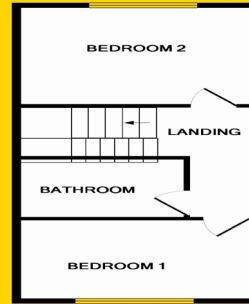
Mainly in lawn with concrete patio area, Barna storage shed and mature shrubbery.



FLOOR PLANS



GROUND FLOOR



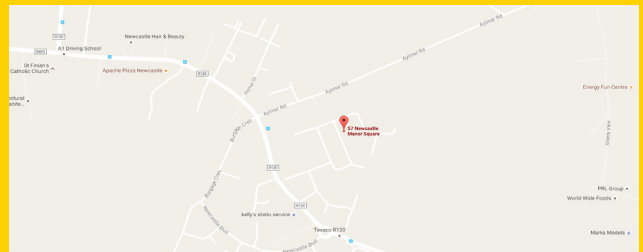
1ST FLOOR

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

Take the Avoca exit from the N7 / Naas Road and at the Rathcoole Roundabout follow the signs for Newcastle and continue straight for three Kilometres. As you approach Newcastle go straight through the roundabout just before Texaco. Take the right turn opposite the garage into Newcastle Manor. At the T junction turn left and at the next T junction turn right. Turn right at the green and number 57 is on the left hand side identified by our for sale board.

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

Damien McCaul and he can be contacted on 01 687 5800 or 086 013 6918.

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

MORTGAGES

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For further financial advice, please call:

Sean Kavanagh on 01 40 30 720 or contact him by email to sean@raycooke.ie

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CLONDALKIN

(Head Office) 3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720

F +353 (0)1 40 30 760

E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght, Dublin 24

T +353 (0)1 45 99 288

F +353 (0)1 40 30 760

E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure, Dublin 6W

T +353 (0)1 68 75 800

F +353 (0)1 40 30 760

E terenure@raycooke.ie



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