

FOR SALE

BY PRIVATE TREATY

**11 Blackthorn Hill Drive
Rathcoole
Co. Dublin**



Two Bedroom Apartment
c.76.5sq.m. / 823sq.ft.

BER TBC

Price: €195,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous two bedroom 1st floor own door apartment to the market ideally tucked away in the highly sought Blackthorn Hill complex. This superb development is ideally located moments from the heart of Rathcoole Village and every conceivable local amenity can be found within walking distance including shops, restaurants, bars, schools, Rathcoole Park and Avoca, the location is truly next to none. Interior living accommodation of c. 823sqft consists of ground floor entry porch, landing, main bathroom, 2 double bedrooms, ensuite bathroom and open plan kitchen/living room with useful utility room. As the property is on the 1st floor it also benefits from plenty of attic space which can be accessed via a Stira. No. 11 has been extremely well 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. 823 sq ft.
- Own door entrance, not part of an apartment block
- Great condition throughout
- Bathroom & ensuite
- Quality flooring
- OWN PRIVATE BALCONY
- Ample parking to front and rear of property
- Much sought after location
- Double glazed windows



ACCOMMODATION

LOUNGE

13'4" x 16'4" (4.1m x 5m)

Timber floor, access to balcony through double doors.

KITCHEN

12'9" x 8'2" (3.95m x 2.5m)

Tiled floor & splash back, floor and eye level units, built in appliances. Access to utility.

UTILITY

3'8" x 14'5" (1.8m x 1.4m)

Timber floors, storage aplenty.

BATHROOM

8'5" x 3'9" (2.6m x 1.2m)

Fully tiled with power shower, full bath, wc and wash hand basin.

BEDROOM 1

8'2" x 9'9" (2.5m x 3.02m)

Double room to rear of the property, timber floor and built in wardrobe.

BEDROOM 2

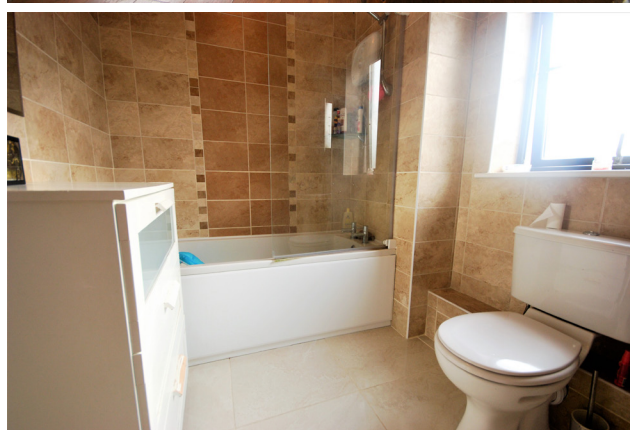
11'4" x 12'4" (3.5m x 3.8m)

Timber floor, built in wardrobe, double room to front of property.

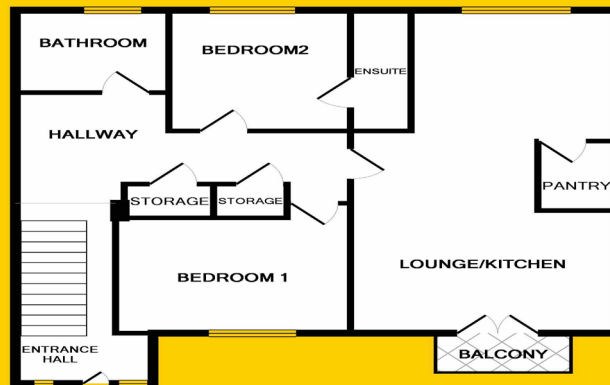
ENSUITE

8'8" x 2'9" (2.7m x 0.9m)

Part tiled, wc, wash hand basin and shower.



FLOOR PLANS



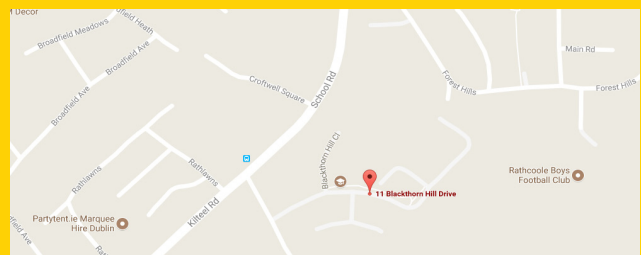
DIRECTIONS

From Red Cow roundabout proceed along Naas Road. Take exit for Rathcoole / Saggart. At the roundabout take your second exit and proceed along the Fitzmaurice Road. At the next roundabout take your first exit into Rathcoole Village. At the top of the village at The Poitín Still, follow the left fork in the road. Take your left turn when you see "Blackthorn Hill" development signs. Upon entering the development number 23 can be found on your right hand side.

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

Tallaght Sales and can be contacted on **01 4599288**

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

MORTGAGES

- Pre-approved Mortgage
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For further information or advice, please call:
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