

**FOR SALE**

BY PRIVATE TREATY

30 Newcastle Boulevard  
Newcastle  
Co Dublin



3 Bedroom Townhouse  
c.115sq.m. / 1,237sq.ft.



**Price: €290,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this beautifully appointed modern home to the market. Number 30 is a spacious three bedroom home which is very tastefully presented throughout. From the moment one enters the wide bright hallway, you are immediately struck by the sense of light and space that this home has to offer.

With a wonderful open plan kitchen/dining room, and a well-proportioned living room, this property is in turn key condition throughout. In addition, there are three double bedrooms, master en-suite, tiled bathroom and guest W.C.

The garden has been beautifully landscaped and features a breath-taking water feature, a decked patio area and a large Barna storage shed. With porcelain tiled floors, oak internal doors, brushed steel door handles and high ceilings throughout, this home is sure to appeal to a wide audience. The property is also prewired for multiroom audio and visual systems.

With Newcastle Village just a short stroll, there are many local shops, bars and eateries. There is a wealth of GAA, soccer and golf clubs close by. For commuters, there are several bus routes to the city centre and easy access to the N7 motorway. Early viewing is advised!!

## FEATURES

- c.1,237sq.ft
- Gas fired central heating
- Spacious rooms throughout
- Double glazed reversible windows
- Master bedroom en-suite
- Open plan kitchen/dining room
- Parking for 2 cars
- Excellent location
- Easy access to the N7 motorway
- Management fees approx. €642 per annum



## ACCOMMODATION

### ENTRANCE HALL

23'2" x 5'9" (7.1m x 1.8m)

Porcelain tiled floor, wide welcoming hall with access to cloakroom.

### LIVING ROOM

18'7" x 14'4" (5.7m x 4.4m)

Spacious room with laminate wood effect floor, recessed lights and electric flame effect fire.

### KITCHEN/DINING ROOM

Fully fitted kitchen with eye and floor level units. Tiled splashback and surround, integrated fridge freezer, dishwasher, washing machine and Zanussi double oven. Ample space for table and chairs. Recessed lighting.

### GUEST BATHROOM

5'9" x 5'5" (1.8m x 1.7m)

Fully tiled with W.H.B. and W.C. Expel air and tiled counter top.

### BEDROOM 1

14'4" x 9'5" (4.4m x 1.7m)

Large double room with laminate wood effect floor and fitted wardrobes.

### EN-SUITE

3'9" x 6'5" (1.2m x 2m)

Fully tiled with shower cubicle, W.C., W.H.B., and tiled counter tops with recessed lighting.

### BEDROOM 2

16' x 8'2" (4.9m x 2.5m)

Large double bedroom with fitted wardrobes and laminate wood effect floor.

### BEDROOM 3

9'8" x 17'7" (3m x 5.4m)

Large double bedroom with laminate wood effect floor and fitted wardrobe.

### BATHROOM

Fully fitted bathroom, heated towel rail, bath, W.C., W.H.B., tiled counter top and Expel air.

### GARDEN

Landscaped garden which is very private with sundial water feature and pebbled surround. Limestone stepping stone leads to Barna storage shed and large decking area.



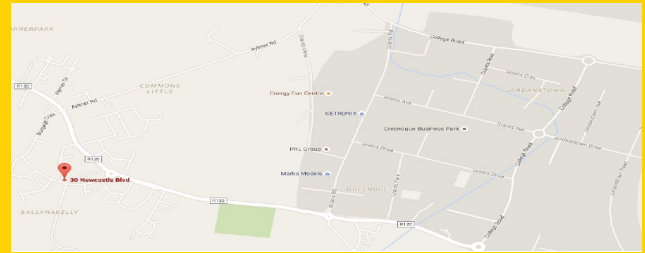
## DIRECTIONS

Travelling on the N7, turn off at Rathcoole and follow the signs for Newcastle. Turn left just before the Texaco garage and take the first right. No. 30 is the first property on the 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

Damien McCaul and he can be contacted on 01 4599288 or 086 013 6918.

Alternatively you can send an email to [damien@raycooke.ie](mailto:damien@raycooke.ie) and we will contact you.

## MORTGAGES

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**01 40 30 720 or 087 99 44 036**

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