

FOR SALE

BY PRIVATE TREATY

32 The Courthouse
Rathcoole
Co. Dublin
D24 N446



Two Bedroom Apartment
c.69.6sq.m /750.sq.ft



Price: €210,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this fabulous two bedroom second 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 Póitín Stíl, 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, kitchen, lounge with sliding doors to balcony, two double bedrooms and a main family bathroom. The property also comes with a private balcony that is not overlooked. No. 32 comes to the market in great condition 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. 750 sq. ft.
- Pristine condition throughout
- Turn key condition
- 2 x LARGE storage presses
- Magnificent property
- Close to M50/N7
- LOCATION LOCATION LOCATION
- Double glazed windows throughout
- Fully alarmed
- Mature & peaceful surroundings
- Gas Heating
- Management fees €1550 yearly
- Every conceivable amenity within walking distance
- Ideal for 1st time buyers!
- Viewing highly advised



ACCOMMODATION

HALL

15'7" x 3'7" (4.8m x 3.7m)

laminated flooring with access to lounge/kitchen and bedrooms.

LOUNGE

16'7" x 19'6" (5.1m x 6.0m)

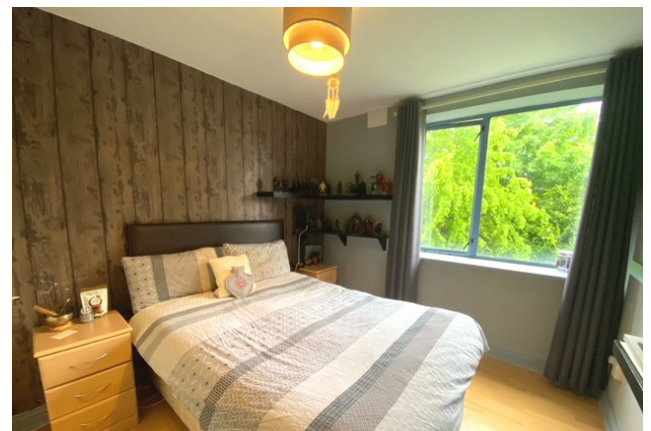
Bright lounge with laminated flooring, open plan to fully fitted kitchen with double doors to balcony.



BEDROOM 1

11'8" x 8'8" (3.6m x 2.7m)

Double bedroom with laminated flooring and built-in wardrobes.



BEDROOM 2

11'8" x 8'5" (3.6m x 2.6m)

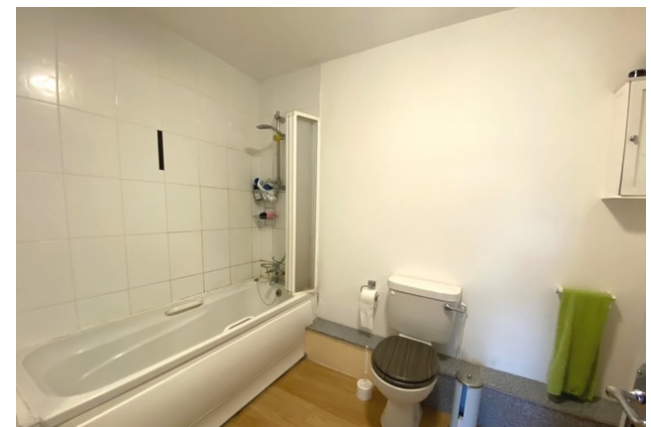
Double bedroom with laminated flooring and built-in wardrobes.



BATHROOM

6'8" x 9'5" (2.1m x 2.9m)

Fully fitted bathroom with w.c, w.h.b and bath with laminated flooring.



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 and we will contact you.



MORTGAGES

- Pre-approved Mortgage
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For further information or advice, please call:
01 40 30 720

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CLONDALKIN

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

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

RATHCOOLE

Unit 10 Rathcoole Shopping Centre,
Rathcoole, Co Dublin

T +353 (0)1 90 89 300
E rathcoole@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie

GLASNEVIN

169 Mobhi Road
Glasnevin
Dublin 9

T +353 (0)1 699 5050
E glasnevin@raycooke.ie

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