

FOR SALE

BY PRIVATE TREATY

**5 Parsons Court
Newcastle
Co. Dublin
D22 N9K4**



Two Bedroom Apartment
c.76.18sq.m /820sq.ft



Price: €235,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce no. 5 Parsons Court to the Newcastle residential market. Boasting c. 820 sq ft of luxurious living space this 2 bedroom 'Own-Door' apartment is a most exciting prospect. Built c. 2008, Parsons Court is a quaint "horse-shoe" development ideally positioned within the heart of Newcastle Village and with a wide array of local amenities on your doorstep. The 68 bus route is located to the front of the development and the N7, M50 Motorway & The Luas are easily accessible by car. Ground floor living accommodation comprises of entrance hallway, utility room, open plan lounge kitchen dining room, 2 double bedrooms and main bathroom. Double doors from the dining area lead onto a private rear patio which is ideal for outdoor dining or relaxation. No. 5 is beautifully presented throughout and has been meticulously maintained by its current owner. The long list of additional features includes gas fired central heating, venetian blinds, upgraded flooring & built in storage. Absolutely ideal for a first time buyer but equally likely to be popular with those looking to downsize to something more manageable. Contact Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 820 sq ft
- c. 76.5 sq m
- 2 bed/1 bath
- 2 double bedrooms
- Management fee c. €1,050 per annum
- Beautiful condition throughout
- Gas fired central heating
- Separate utility room
- Open plan kitchen/dining/living room
- Gloss kitchen with additional worktop space
- Ample wardrobe space throughout
- South facing rear patio
- Designated parking space
- Quaint, exclusive development
- Located in the heart of Newcastle Village
- N7 and M50 Motorway found within minutes by car
- Avoca & Rathcoole park within easy reach
- Ideal for first time buyers or investors
- Viewing highly advised!



ACCOMMODATION



BEDROOM 1

Bedroom to the rear of the property. Fitted wardrobes, laminate flooring.

BEDROOM 2

Bedroom to the front of the property. Double fitted wardrobes, laminate flooring.

BATHROOM

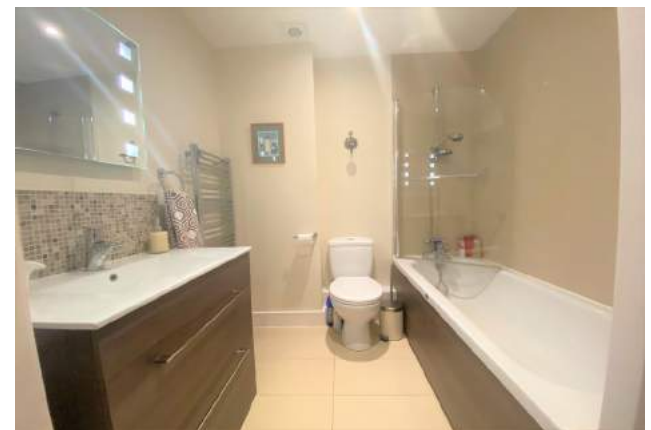
Low level toilet. Vanity hand wash basin. Bath with shower, hand towel rail and ceramic tiles.

KITCHEN AREA

Base and eye level units. Built in appliances.

LIVING ROOM / DINING

Large living / dining area with double doors with access to the rear of the property.





Our floor plans are provided for the sole purpose of giving you an idea as to the general layout. Dimensions have been rounded off and are not intended to provide a precise picture of the actual space. Made with Metrepro 02221

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

James Dronney and she can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
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