



For Sale *By Private Treaty*

**35 Castlemoyne
Balgriffin
Dublin 13
D13DR68**



Scan to view Property

5 Bedroom | 4 Bathroom | Semi - Detached | 176. sq.m

Guide Price: €599,000



Description

Ray Cooke Auctioneers are delighted to present this stunning 5 bedroom, three storey family home to the market in the highly sought after Castlemoyne development in Balgriffin, just off the Malahide road.

Castlemoyne is a Shannon Homes development built in 2006. No 35 is located just off the Malahide Road and overlooking a protected natural green area, the position of this fine home simply cannot be overstated. This highly popular development offers beautiful mature parks and greens and a children's playground. Father Collins Park is a ten minute stroll and there is easy access to the city centre with numerous buses in the immediate vicinity. There are two primary schools within walking distance and The M50, M1 and Dublin Airport are all within a 15 minute drive.

Once inside you are greeted bright and spacious internal accommodation of c. 176 sqm comprises of entrance hallway, living room with feature fireplace, tiled open plan kitchen/dining area, reception room, utility room and a guest WC all located downstairs. The first floor comprises of 4 bedrooms, guest with en-suite, and a main family bathroom. The eye catching master bedroom is located on the second floor and has the benefit of a walk in wardrobe, built in wardrobes and an en-suite. The property boasts a cobble lock driveway, gated side entrance and a low maintenance rear garden. No 35 comes to the market in turn key condition throughout and benefits PVC double glazed windows, gas fired central heating and quality flooring throughout.

Viewing is highly recommended so contact Ray Cooke Auctioneers for a viewing today!!

Features

- c. 177 sq.m
- BER B3
- 5 Bed/4 Bath
- Gas fired central heating
- Presented in show house condition
- Cobblelock driveway
- Three storey family home
- Gated side entrance
- Fully alarmed
- Master & guest bedroom en-suites
- Freshly painted throughout
- Feature fireplace
- Solid oak timber flooring
- Excellent primary & secondary schools closeby
- Father Collins Park is located closeby
- The Malahide Road features a QBC right into the city centre.
- The M50 and M1 motorways are only a moments' drive
- DART stations located at Clongriffin, Portmarnock or Howth Junction which are only a few minutes' drive away.
- Early viewing highly advised!!



Accommodation

Entrance Hall

5.8m x 1.8m

Solid timber flooring with access to the living room, kitchen, stairs and guest WC.

Living Room

6.8m x 3.9m

Living room to the front of the property with solid timber flooring, feature fire place. Access to family room, kitchen/dining area and stairs.

Family Room

4.0m x 2.9m

Solid timber flooring with access to open plan kitchen / dining room.

Kitchen

5.8m x 5.9m

Tiled flooring with floor and eye level units, gas cooker and access to rear garden.

Bedroom 1

4.5m x 3.1m

Double bedroom to the front of the property with carpet to floor and storage space.

Bedroom 2

4.0m x 2.9m

Double bedroom to the rear of the property with ensuite. Carpet to floor and built in wardrobes. Ensuite - tiled flooring with tiled splashback, WC, WHB and shower.

Bedroom 3

2.6m x 2.9m

Single bedroom to the rear of the property with carpet to floor and built in wardrobes

Bedroom 4

2.4m x 2.8m

Single bedroom to the front of the property with carpet to floor and built in wardrobes.

Bathroom

2.4m x 1.7m

Tiled flooring with tiled splashback, WC, WHB, radiator and bath.

Bedroom 5

5.7m x 3.7m

Carpet to floor with built in wardrobes, radiator, ensuite and walk in wardrobe.

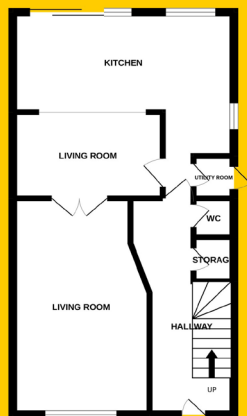
Ensuite - Tiled flooring with tiled splashback, WC, WHB, radiator and shower.

Walk in wardrobe - Carpet to floor and radiator

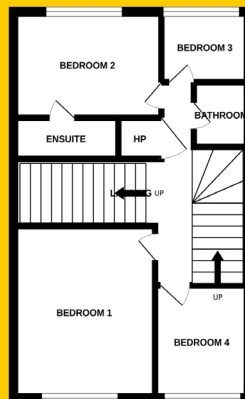


Floor Plans

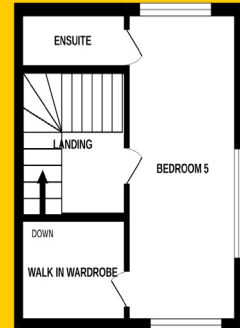
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@aycooke.ie



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.

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