

FOR SALE



Semi-Detached - 3 Bedroom

FOR SALE BY PRIVATE TREATY

15 Rathmichael Manor
Loughlinstown
County Dublin

Guide Price: €470,000



109.6 sqm (1180 sqft)



DESCRIPTION

Casey Kennedy Properties are delighted to bring to the market this semi-detached, extended, family home, tucked away in a quiet cul-de-sac. Located close to both Shankill and Cabinteely villages which enjoy a variety of shops, restaurants and leisure facilities including Cabinteely Park, GAA Club, tennis clubs etc. There are a host of both junior and secondary schools for example St. Anne's junior school and Loreto Foxrock for secondary. Excellent transport facilities are on its doorstep including the QBC, the N11, easy access to the M50, the Luas Green line in Cherrywood and the Dart in Shankill. In the not too distant future, there will be a pedestrian walkway from Loughlinstown Roundabout to the LUAS at Brides Glen.

The property comprises briefly Hall with Guest WC and understairs storage off. Livingroom with feature fireplace and wooden floor. Double doors to large fully fitted Kitchen with tile floor. Leading to a bright family room with tile floor and double doors to patio area and a 23ft. long rear garden with shed that houses the washing machine. Upstairs 3 Bedrooms, 2 double and 1 single all with fitted wardrobes and master bedroom with en-suite shower room. Main Bathroom. Pull down ladder to attic.

FEATURES

- Located in a quiet cul-de-sac
- Gas fired central heating
- Double glazed windows throughout
- Tastefully extended
- Off street parking
- Close to public transport including the Luas



ACCOMMODATION DETAILS

GUEST WC:

- Pedestal whb, wc. wooden floor

LIVINGROOM:

- 5.21m (17'1") x 3.29m (10'10")
- With wooden floor and feature fireplace

KITCHEN:

- 3.34m (10'11") x 5.14m (16'10")
- With inset lighting. Covered radiator. Tile floor. Fully fitted with electric oven and hob and granite worktop. Plumbed for dishwasher

FAMILY ROOM:

- 5.1m (16'9") x 3.53m (11'7")
- With wooden floor. Inset gas fire. Double doors to rear garden

UPSTAIRS:

MASTER BEDROOM:

- 4.21m (13'10") x 3.18m (10'5")
- With fitted wardrobe

EN-SUITE:

- 2.08m (6'10") x 1.74m (5'9")
- With tile floor and fully tiled walls

BEDROOM 2:

- 3.32m (10'11") x 2.98m (9'9")
- With fitted wardrobe

BEDROOM 3:

- 3.01m (9'11") x 2.28m (7'6")
- With fitted wardrobe

BATHROOM:

- 2.07m (6'9") x 1.96m (6'5")
- Fully tiled walls and floor. Corner bath. Pedestal whb, wc

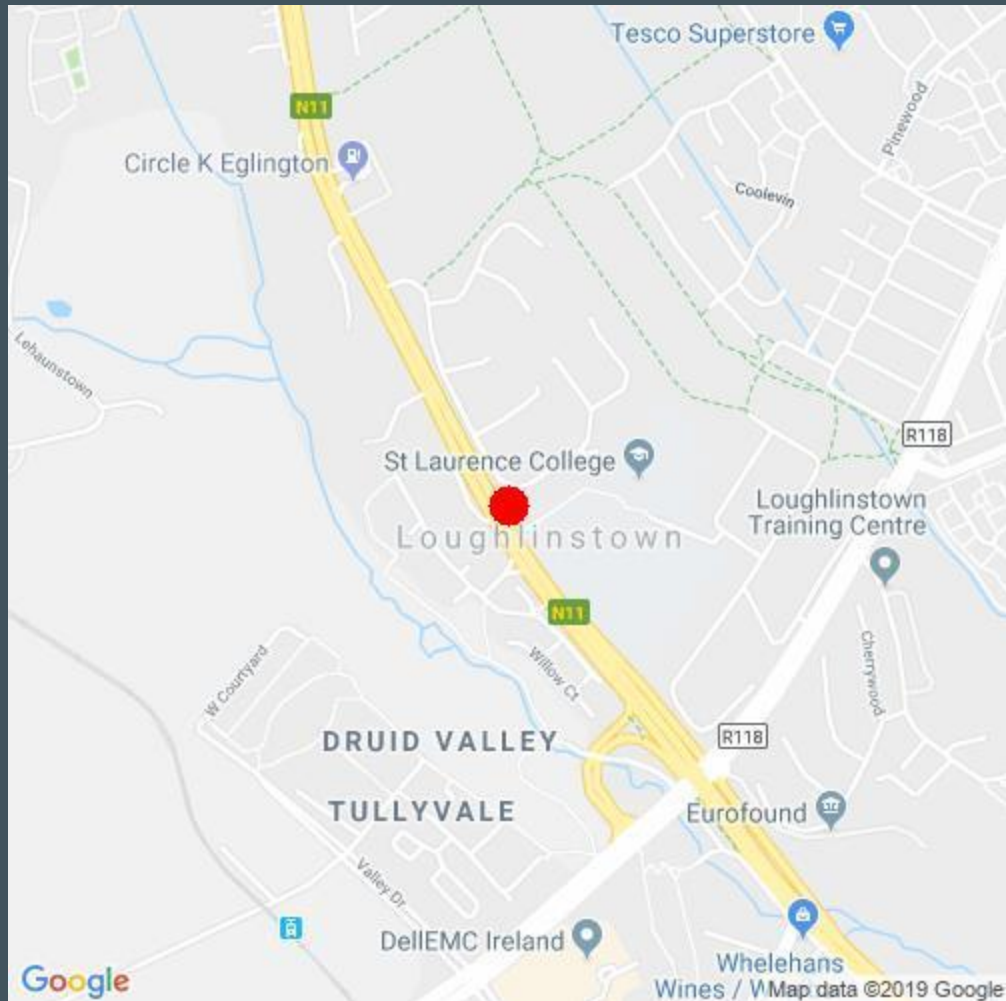
HOT PRESS:

- With dual immersion

OUTSIDE:

- 23 ft. long rear garden Shed plumbed for washing machine Side entrance





VIEWING BY APPOINTMENT

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ESTATE AGENTS

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