

PRIVATE TREATY

MOUNT HALL, CROCKAUNADREENAGH, RATHCOOLE, CO. DUBLIN



01-638 2700

- Outstanding site of approximately 0.5 of an acre.
- Substantial partially constructed detached three storey residence of approximately 1,022 sq.m. (11,000 sq.ft.).
- Magnificent views enjoyed over the adjoining hinterland and countryside.
- Approximately 3.5km from both Saggart and Rathcoole.
- High ceilings of approximately 3.5m (11'5")



LOCATION

The location of this property is equidistant between the vibrant villages of Saggart and Rathcoole with their wealth of amenities including local and boutique shops, churches, leisure facilities and restaurants including Avoca. A short drive brings you to the N7 which leads to the M50 making this location an easy commute to Dublin City, Dublin Airport and the arterial road network.

DESCRIPTION

Enjoying extensive gardens and grounds of approximately 0.5 of an acre, this partially constructed home of approximately 1,022sq.m. (11,000sq.ft.) completed to-date to a high quality further benefits from spectacular scenic views over the adjoining hinterland and sweeping valleys.

The layout of the property spans over three floors with all rooms enjoying sizeable and generous proportions offering outstanding potential to the discerning purchaser an opportunity to complete to one's own style and flair. A generous and inviting reception hall with double height ceilings leads to three reception rooms, an en-suite bedroom, family bathroom and kitchen / breakfast room. Spiral stairs from the hall lead to the basement which consists of a swimming pool, utility area, en-suite bedroom and two further large reception rooms. At the first floor level there are four bedrooms, three ensuite and a store room.

TITLE

We are informed that this property is held freehold. The above information concerning title has not been provided for us or obtained from the appropriate sources and has not been checked against the relevant documentation.

BER

Exempt

DIRECTIONS

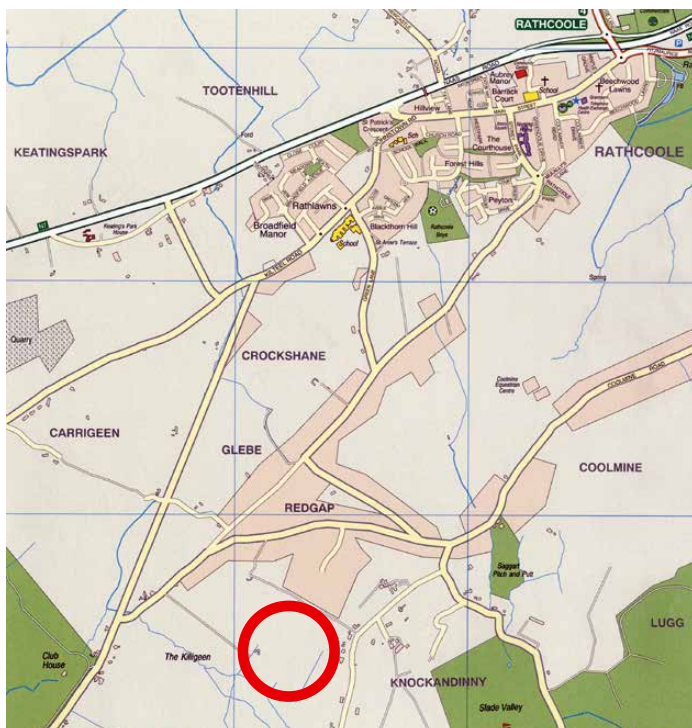
Head west on main street and take turn left onto Stoney Lane. At the roundabout take the 3rd exit onto Stoney Hill Road and continue onto Rathcoole Hill Road. Turn left onto Bolger's Land and take a left turn at Redgap Road. Take the next two right hand turns and the property is situated approximately half a mile on the right-hand side.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Lisney.

For further information please contact:

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. PSRA No. 001848

