

FOR SALE

BY PRIVATE TREATY

**80 Rathlawns
Rathcoole
Co. Dublin**



**Three Bedroom Semi Detached
c.90.6sq.m. /975sq.ft**

BER TBC

Price: €249,950

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS welcome you to no. 80 Rathlawns; a mature three bed semi ideally positioned on the fringe of Rathcoole Village. The location is second to none as every conceivable amenity can be found within arm's reach including local shops, shopping centres, bars, restaurants, primary and secondary schools, Avoca Café and Rathcoole Park. Also very easily accessible are the M50 & N7 road networks, bus routes to and from Dublin's City Centre, Citywest Business Park and The Saggart Luas Stop.

Well presented and tastefully decorated interior living accommodation of c. 975 sq ft comprises of entrance hallway, lounge, kitchen/dining room, three bedrooms and main family bathroom. The rear boasts a superb, private garden with access to the attached garage, ideal for variety of uses, and prime for conversion (subject to necessary planning permission). Viewing is highly advised, Call Ray Cooke Auctioneers today!

FEATURES

- c. 975 sq ft
- Gas fired central heating
- Double glazed windows
- Well presented throughout
- Fitted high gloss kitchen
- Generous bedrooms
- Upgraded sliderobes
- Off street parking to front
- Additional side garage
- Private rear garden
- Not overlooked to front or rear
- Located on the fringe of Rathcoole Village
- Mature and peaceful residential development
- Local shops and schools within walking distance
- N7 & M50 road networks close by
- Ideal for 1st time buyers!



ACCOMMODATION

HALLWAY

10'4" x 5'9" (3.2m x 1.8m)

Timber flooring, carpet to stairs and landing, access to lounge and to kitchen/dining.

LOUNGE

13'7" x 12'1" (4.2m x 3.7m)

Timber flooring, feature hardwood fireplace, venetian blinds, double doors to kitchen/dining.

KITCHEN/DINING

18'3" x 10'8" (5.6m x 3.3m)

Open plan room, timber flooring, fitted high gloss kitchen with ample storage units, patio doors to rear garden.



BEDROOM 1

13'1" x 9'5" (4m x 2.9m)

Double bedroom to the rear of the property, carpet to floor, venetian blinds and sliderobes.



BEDROOM 2

13'4" x 11'1" (4.1m x 3.4m)

Double bedroom to the front of the property, laminate flooring, venetian blinds, wall of sliderobes.

BEDROOM 3

9'1" x 7'8" (2.8m x 2.4m)

Single bedroom to the front of the property, carpet to floor, venetian blinds, sliderobes.

BATHROOM

7'5" x 5'5" (2.3m x 1.7m)

Fully tiled bathroom suite with wc, whb and shower cubicle.



OUTSIDE FRONT

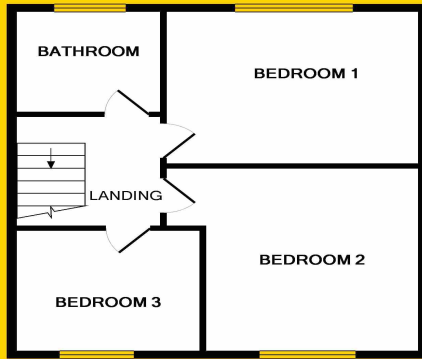
Not overlooked, tarmac driveway with ample parking space, access to garage.

OUTSIDE REAR

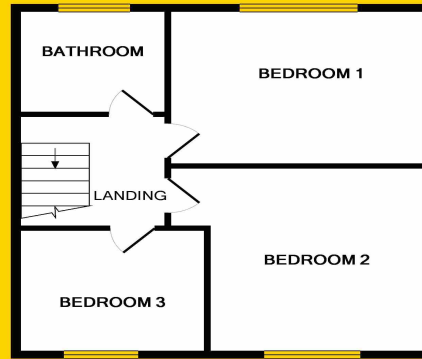
Not directly overlook, low maintenance with lawn and paved areas, block built shed.



FLOOR PLANS



1ST FLOOR



1ST FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

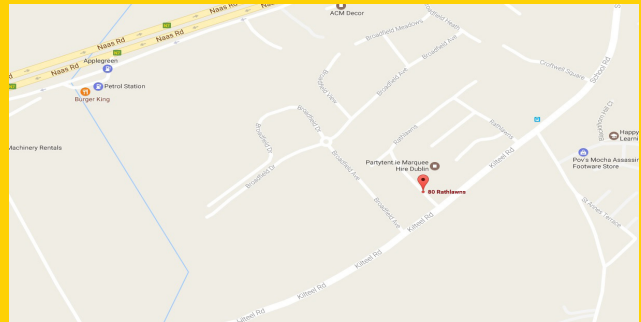
DIRECTIONS

If travelling on N7 Eastbound take exit 4 for Rathcoole. Keep left and at the roundabout take the 2nd exit and proceed ahead passing Avoca on the right hand side. At the next roundabout take the 1st exit onto Main Street. Proceed ahead, passing Bank of Ireland on the right hand side and turn left before An Poitin Stil onto School Road. Proceed ahead through two roundabouts and no. 80 can be seen on the right hand side clearly marked by our For Sale sign.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 4030720 or 0871368084.**

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

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