

**FOR SALE**

BY PRIVATE TREATY

**15 Beechfield Heights,  
Clonee,  
Dublin 15**



Two Bedroom Terraced  
c.70.9sq.m. /764sq.ft.

**BER** TBC

**Price: €210,000**

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this magnificent two bedroom terraced property to the market in the ever sought after residential development of Beechfield, Clonee. The location is truly next to none with The M50 Motorway, the N3, Blanchardstown Shopping Centre and a host of other amenities including shops, bars, schools and leisure facilities all within arm's reach.

Interior living accommodation of c. 764 sq ft comprises of lounge with under stairs store room, L-Shaped kitchen/dining room, two double bedrooms and main family bathroom. This fine home is beautifully presented throughout with well-proportioned living space and a generous rear garden. An equally interesting proposal for 1st time buyers and investors - Call Ray Cooke Auctioneers for further information or to arrange viewing.

## FEATURES

- c. 764 sq ft
- Double glazed windows
- Gas fired central heating
- Pristine condition throughout
- Under stairs store room
- L-Shaped kitchen/dining room
- 2 double bedrooms
- Generous rear garden
- Ample parking available to front
- Highly sought after development
- Within arm's reach of the N3 & M50 Motorway
- Blanchardstown Shopping Centre found within minutes
- Ideal for 1st time buyers and investors
- Viewing highly advised!



## ACCOMMODATION

### LOUNGE

18'7" x 12'4" (5.7m x 3.8m)

Laminate flooring, feature fireplace, access to understairs storage and lounge, carpet to stairs and stairs to first floor.

### KITCHEN/ DINING ROOM

12'4" x 10'4" (3.8m x 3.2m)

Lino flooring, fitted I-shaped kitchen and sliding doors to rear.

### BEDROOM 1

12'1" x 10'8" (3.7m x 3.3m)

Double bedroom to the rear of the property, laminate flooring and built in wardrobes.

### BEDROOM 2

12'1" x 11'1" (3.7m x 3.4m)

Double bedroom to the front of the property, laminate flooring, built in wardrobes.

### BATHROOM

Lino flooring, fitted with w.c, whb and bath.

### OUTSIDE FRONT

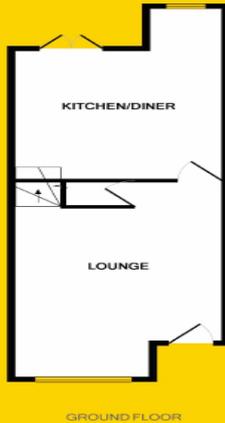
Communal parking.

### OUTSIDE REAR

Fenced to sides and near lawned garden.



## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

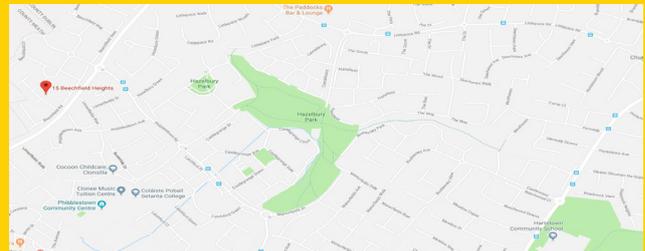
## DIRECTIONS

If travelling M50 Northbound take the Blanchardstown exit and stay left onto the Navan Road. Continue straight passing Blanchardstown Shopping Centre and take exit 4 for Clonee. At the top of the hill turn left at the traffic light junction. Proceed straight through the 1st roundabout and at the next roundabout take the 3rd exit onto Beechfield Avenue. Turn left then take the 2nd left turn onto Beechfield Heights.

## 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 40 30 720 or 087 136 8084.

Alternatively you can send an email to [ross@raycooke.ie](mailto:ross@raycooke.ie) and we will contact you.

## MORTGAGES

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



For further information or advice, please call:  
**01 40 30 720 or 087 99 44 036**

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