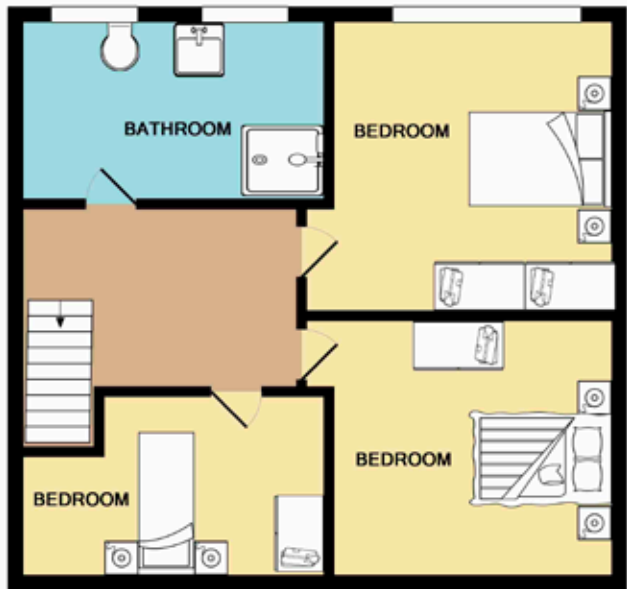


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DNG Raheny
1 Watmill Road, Raheny, Dublin 5
T: 01 8310300 | E: raheny@dng.ie

Negotiator:
David Tobin Senior Negotiator
PSL 002049



For independent mortgage advice contact GMC Mortgages. Call 1890 462 462 or email info@gmc.ie.

Messrs. Douglas Newman Good for themselves and for the vendors or lessors of the property whose Agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Douglas Newman Good has any authority to make or give representation or warranty whatever in relation to this development.

20 Beechlawn Green, Coolock, Dublin 5

105 m²



20 Beechlawn Green, Coolock, Dublin 5

DNG are delighted to represent the sale of 20 Beechlawn Green, Coolock, Dublin 5 a solid three bedroom semi-detached family home presented in walk-in condition throughout. This home has everything to offer including space, design innovation, and safety. Whilst in need of some modernisation this property offers an excellent opportunity to any potential buyer to put their own personal stamp on it.

The accommodation extends to a total floor area of c. 1103 sq. ft. and comprises entrance porch, hallway, living room, kitchen/dining room, 3 large bedrooms and a bathroom.

Beechlawn Green is a quiet, mature neighbourhood surrounded by a host of local amenities, 10-15 minutes' drive to Dublin City Centre Dublin Airport and Malahide Village. Local amenities such as the Odeon Cinema, St Anne's Park, Artane Castle S.C., Northside S.C., and Clare Hall S.C. are all within a 5-minute drive. Excellent public transport links are on the doorstep providing direct access to the City Centre with the M50 and M1 motorways a 5-minute drive away. Viewing comes highly recommended.

The residence is being sold separately to the site at 20a Beechlawn Green, Artane, Dublin 5.

Accommodation

Entrance Hall - 3.5m x 1.9m
Wood flooring.

Living Room - 4.4m x 3.9m
wood flooring, feature open fireplace.

Lounge - 4.0m x 3.2m
Wood flooring.

Kitchen - 3.27m x 3.2m
Tiled floor, floor to eye level cream units with splashback.

Bedroom 1 - 4.1m x 3.16m
Wood flooring, built in wardrobe.

Bedroom 2 - 4.05m x 3.3m
Wood flooring, built wardrobe.

Bedroom 3 - 2.98m x 2.7m
Wood flooring, ample space for storage.

Bathroom - 2.68m x 2.01m
Tiled floor, partial tiled wall, shower, WC, hand wash basin.

Garden
South facing rear garden.

BER: G BER No. 110834587
Energy Performance Indicator: 497.98 kWh/m²/yr



Features

- Spacious accommodation throughout
- Convenient location
- Alarmed
- Gas Fired Central Heating
- Solid wood floors throughout
- DCC granted planning permission reference 2785/17

View By Appointment

Asking Price: €300,000

