

**FOR SALE**

BY PRIVATE TREATY

66 Beechwood Lawns  
Rathcoole  
Co. Dublin



Four Bedroom Semi-Detached  
c.129.6sq.m. /1,395sq.ft

**BER** TBC

**Price: €349,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this four bedroom semi-detached property to the market. Ideally located in the highly sought after Beechwood Lawns estate, one of Rathcoole's finest areas. This superb development is located in the heart of Rathcoole Village and every conceivable local amenity can be found within walking distance including shops, restaurants, An Póitín Still, schools, Rathcoole Park and Avoca on your doorstep, the location is truly next to none.

Bright and spacious living accommodation comprises of entrance hall, large lounge/dining-room, second living room, kitchen, garage, four bedrooms (3 double/1 single) and a main family bathroom. As well as a large stunning sunny rear garden that is not overlooked from the rear there is a large block built storage shed. No. 66 requires cosmetic upgrades throughout but boasts magnificent potential to be transformed into stunning family home. Interest is expected, be sure to contact Ray Cooke Auctioneers today for further information or to arrange viewing!

## FEATURES

- c. 1,395sq.ft
- The perfect family home
- STUNNING rear garden
- Second living room
- Garage space
- 4 bedroom & 2 bathrooms
- Sought after development
- Mature & peaceful surroundings
- Located in a quiet Cul de sac
- Gas fired central heating
- Block built Shed
- Rathcoole Park and Avoca on your doorstep
- Easy Access to M50, M7 and N81



## ACCOMMODATION

### HALLWAY

12'1" x 10'2" (3.7m x 3.1m)

Access through storm porch. Vinyl flooring. Carpet on stairs and landing. Under stairs storage.

### LIVING ROOM

27'6" x 10'2" (8.4m x 3.1m)

Vinyl flooring. Lounge & dining area. Tv point. Feature fire place with gas fired inset.

### LOUNGE

15'1" x 7'2" (4.6m x 2.2m)

Feature fire place with electric fired inset. Vinyl flooring. TV point.

### BEDROOM 1

15'1" x 10'5" (4.6m x 3.2m)

Double bedroom. Vinyl flooring.

### BEDROOM 2

15'1" x 10'5" (4.6m x 3.2m)

Double bedroom. Carpeted flooring.

### BEDROOM 3

10'2" x 6'9" (3.1m x 2.1m)

Single bedroom. Carpeted flooring.

### BEDROOM 4

10'2" x 8'5" (3.1m x 2.6m)

Double bedroom. Vinyl flooring. Built in wardrobes.

### BATHROOM

10'2" x 4'6" (3.1m x 1.4m)

Three piece suite (Bath & wc,whb) Tiled flooring. Partly tiled walls. Hot press.

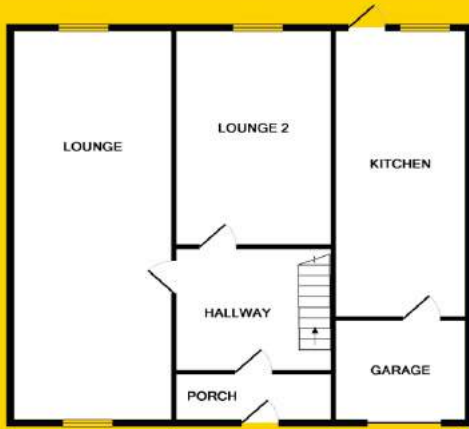
### GUEST BATHROOM

8'8" x 3'6" (2.7m x 1.1m)

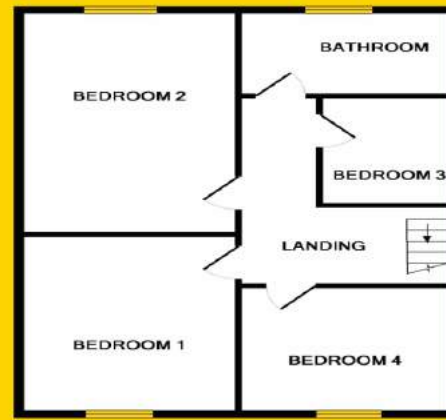
Tiled flooring. Fitted with Fitted with wc, whb.



## FLOOR PLANS



GROUND 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

Turn onto Beechdale Road at Lidle Shopping Centre and then turn left onto Beechdale Lawn. Proceed ahead, then turn left onto Beechdale Crescent and left onto Beechdale Way. Beechdale Court is found on the right hand side.

## 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

**Ray Cooke** and he can be contacted on **01 45 99 288 or 087 9693789.**

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

## MORTGAGES

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**Ray Cooke**  
Financial Services Ltd

For further financial advice, please call:  
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