

FOR SALE

BY PRIVATE TREATY

66 Forest Hills
Rathcoole
Co. Dublin
D24 Y446



Three Bedroom Mid Terraced
c.97.5sq.m. / 1,050sq.ft.

BER TBC

Price: €285,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this superb three bedroom terraced property with a large attic conversion (currently in use as a 4th bedroom) to the market in Forest Hills, Rathcoole, Co. Dublin. Forest Hills is a mature development in the heart of Rathcoole Village, the location could not be better. With every imaginable amenity on your doorstep the location is truly next to none. Within a stone's throw you will find local bars, shops, schools, Avoca and Rathcoole Park along with a host of bus routes, the N7 & M50 road networks.

Living accommodation of c. 1,050 sq. ft. comprises of entrance hallway, kitchen/dining room, two large bright lounges, three bedrooms (2 double/1 single), large attic conversion (currently in use as a 4th bedroom) and a family bathroom. No. 66 comes to the market in stunning condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features including oil fired central heating, large back garden with a block built shed, double glazed windows - to name but a few! Call Ray Cooke Auctioneers today for further information or to arrange viewing!

FEATURES

- c. 1,050 sq. ft.
- Large garden
- Block built shed
- Not overlooked
- PERFECT FAMILY HOME
- IMMACULATELY presented throughout
- Fully fitted modern kitchen
- 3 bedrooms / 1 Bathroom
- Oil fired central heating
- Mature development
- Located in the heart of Rathcoole Village
- M50 & N7 within two minutes' drive
- Viewing highly advised!



ACCOMMODATION

HALLWAY

11'4" x 7'8" (3.5m x 2.4m)

Entrance hallway with laminate flooring, access to lounge.

LOUNGE

11'4" x 12'7" (3.5m x 3.9m)

Bright lounge to the front of the property, timber flooring, double doors to second lounge/dining area.

KITCHEN

10'4" x 9'8" (3.2m x 3.0m)

Fully fitted kitchen with a range of floor and eye level units, tiled flooring, access to rear garden.

LOUNGE 2

11'1" x 10'1" (3.4m x 3.1m)

Second lounge to the rear of the property, timber flooring, access to kitchen.

BEDROOM 1

10'8" x 10'8" (3.3m x 3.0m)

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

BEDROOM 2

15'0" x 11'1" (4.6m x 3.4m)

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

BEDROOM 3

8'2" x 7'8" (2.5m x 2.9m)

Single bedroom to front of the property, laminate flooring.

ATTIC

13'1" x 8'2" (4.0m x 2.5m)

Attic currently in use as a 4th bedroom with carpet flooring.

BATHROOM

6'2" x 8'2" (1.9m x 2.5m)

Fully fitted with w.c, w.h.b., bath and bath, fully tiled.



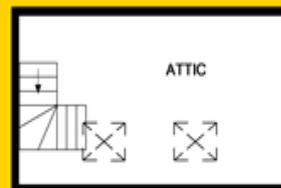
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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.

NEGOTIATOR

Conor Clarke and he can be contacted on 01 687 5800 or 086 837 1963.

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



MORTGAGES

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- Choice of Lenders



For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email to sean@raycooke.ie

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