

FOR SALE BY PRIVATE TREATY

50 BEECHWOOD LAWN

GLENAGEARY, CO. DUBLIN, A96 R2A3

Asking Price

€575,000



**Tom
O'Higgins**
ESTATE AGENT

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4 Bed – Semi-D

113sqm / 1,215sqft

ASKING PRICE €575,000

Situated in a quiet, mature, tree lined cul de sac a short stroll from Killiney Shopping Centre, 50 Beechwood Lawn is a superbly located 4 bed semi-detached house with good sized garden to the front and a private rear garden, backing onto Thomastown Park.

The spacious accommodation extends to 113sqm / 1,216sqft and comprises a reception hall, living room, kitchen, utility with storage off and the fourth bedroom on the ground floor. Upstairs there are two good sized double bedrooms and a generous single bedroom together with the bathroom and separate w.c.

Beechwood Lawn is close to a choice of excellent schools, local shopping and parklands. There is pedestrian access in the estate that makes travelling to the shops or the bus a leisurely walk. The property has excellent transport links with the Luas stop at Cherrywood, QBC, N11, M50 and Dart stations all within a short drive.

FEATURES

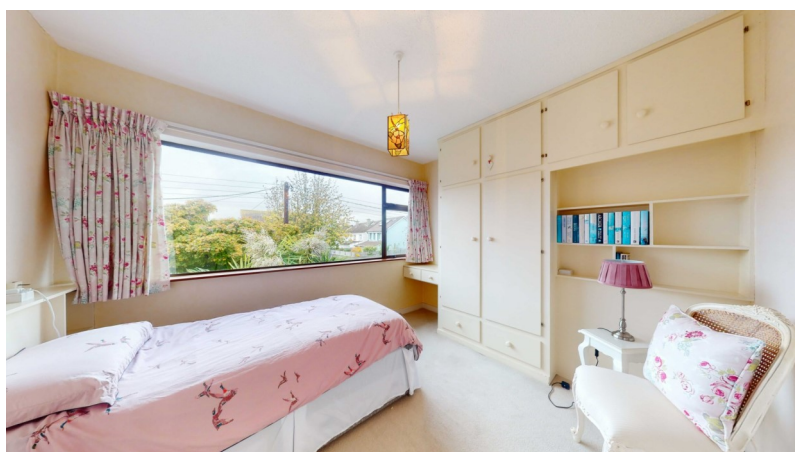
- Double glazed windows.
- Potential to extend subject to planning permission.
- Off street parking.
- Large attic, suitable for conversion.
- Electric heating.
- Backs onto Thomastown Park – Not overlooked.
- Excellent schools close by.

BER

F

No. 115594590

427.1 kWh/m²/yr



ACCOMMODATION

Reception Hall

With carpet flooring and understairs storage.

Living / Dining Room

Dual aspect room with carpet flooring and feature granite fireplace with timber mantle and electric inset.

Kitchen

With lino flooring. A range of fitted units overlooking the rear garden.

Utility

Plumbed for washing machine with storage off and access to the rear garden.

Bedroom (4)

With fitted wardrobes.

Landing

Bedroom (1)

Double room to the front with fitted wardrobes and shelving.

Bedroom (2)

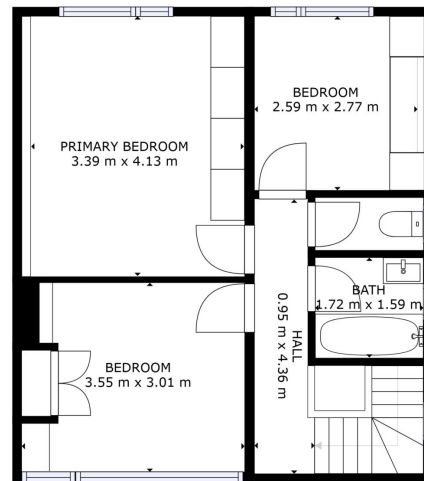
Double room to the rear with fitted wardrobes.

Bedroom (3)

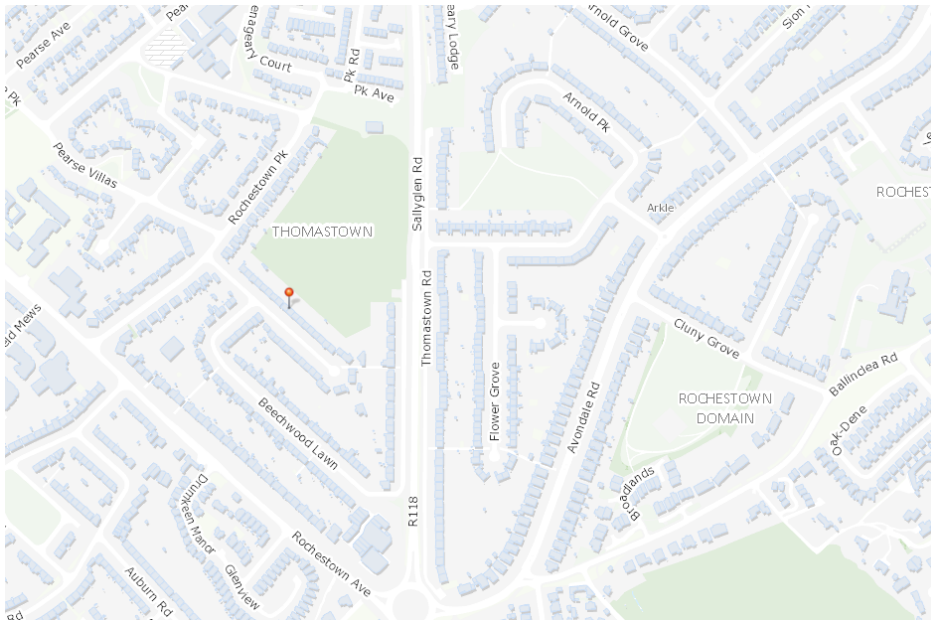
Single room to the rear with fitted wardrobes.

Bathroom

Bath with overhead shower, w.h.b, attic hatch and separate w.c.



Not to scale. For identification only.



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Negotiator

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