

FOR SALE

BY PRIVATE TREATY

**24 Esker Drive
Lucan
Co. Dublin
K78 KX37**



**Two Bedroom Terraced House
c.73sq.m /785sq.ft**



Price: €259,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present to the market this two bedroom property in the ever sought after Esker Drive, Lucan. Ideally situated within minutes walk of a variety of essential local amenities, esteemed primary & secondary schools, Lucan Shopping Centre, Supervalu & Griffeen Valley Park. Bus routes are close by and the N4 & M50 Motorway can be found in merely minutes by car; is it any wonder families and young professionals flock to this particular area? Bright and spacious interior living accommodation of c. 785 sq ft comprises of entrance porch, lounge, kitchen, main bathroom and two double bedrooms. The rear opens onto a private garden which is not overlooked and boasts a block built shed – currently in use as a utility area. Number 24 is presented in excellent condition and boasts a long list of additional features which includes venetian blinds, a solid fuel burning stove, off street parking & gas fired central heating. This one is prime for first time buyers but is equally likely to be a hit with investors due to the attractive yields on offer locally. Call Ray Cooke Auctioneers today to arrange a viewing!

FEATURES

- c. 795 sq ft
- c. 73 sq m
- 1st floor
- Electric heating
- Floor to ceiling windows to lounge
- Lifts and stairs
- Management fee c. 1,595 per annum
- Designated parking space
- Secure, gated car park
- Open plan lounge/dining room
- 2 double bedrooms
- Located in the heart of Clondalkin Village
- All local amenities on your doorstep
- The Luas & M50 within minutes by car
- Ideal for both 1st time buyers and investors!
- Viewing highly advised!



ACCOMMODATION



LIVING

12'00" x 6'14" (3.66m x 6.14m)

Large room to the front of the property. Solid burning stove. Top quality carpet and blinds.

KITCHEN

11'90" x 10'26" (3.63m x 3.13m)

Kitchen to the rear of the property. Top quality fitted floor and eye level units. Tiled floor and splash back.

BEDROOM 1

10'36" x 11'94" (3.16m x 3.64m)

Double room to the front of the property. Top quality flooring and blinds.

BEDROOM 2

11'94" x 10'43" (3.64m x 3.18m)

Double bedroom to the rear of the property. Top quality flooring and blinds.

BATHROOM

6'56" x 6'56" (2m x 2m)

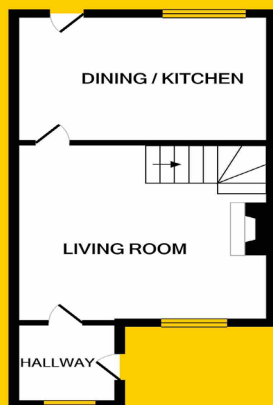
Fitted bathroom suite. Fully tiled. Fitted bath, WC and WHB.

SHED

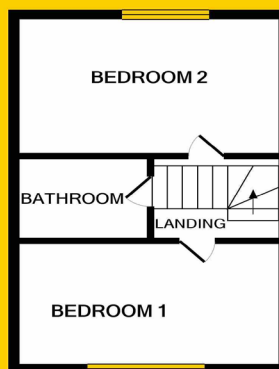
10'17" x 10'26" (3.1m x 3.12m)

Block built shed out the back garden. Wired and plumbed.





GROUND FLOOR



1ST 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

James Droney and he can be contacted on 01 4599288 or 086 1409043

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



MORTGAGES

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For further information or advice, please call:
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