



ONE  
THE  
MALL

**APARTMENT NO. 3 VILLAGE WEIR**  
MAIN STREET | LUCAN | CO. DUBLIN | K78 HH31

FOR SALE BY PRIVATE TREATY

# LOCATION

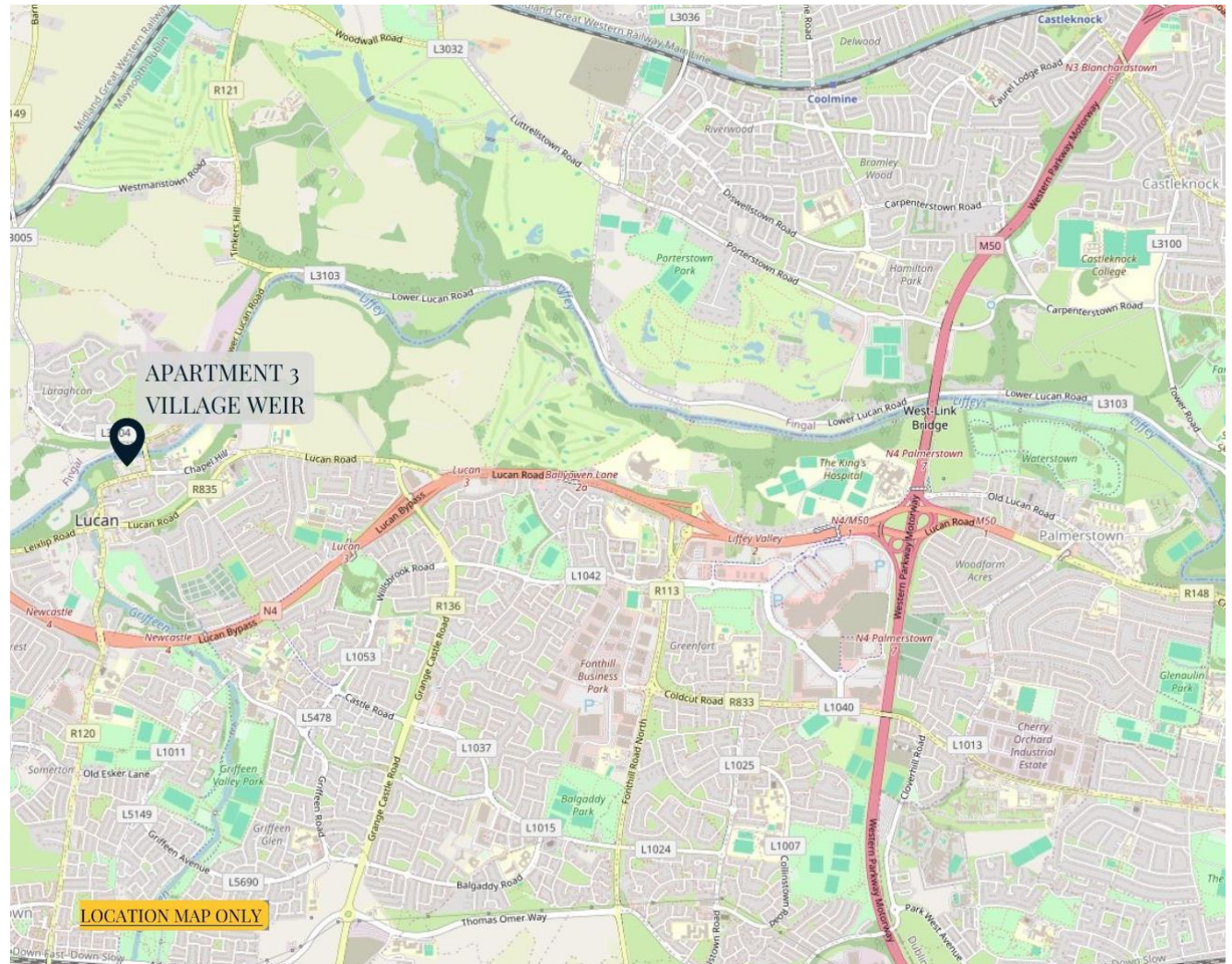
The Property is located in the centre of Lucan Village, in a private low-density gated development with well-maintained communal grounds and carparking.

The village is well-connected by public transport, with bus services to Dublin city centre and train stations located a short drive from the property.

The Property is also close to the M4 & M50 motorways, making it a convenient location for commuters, c.12 kilometres west of Dublin city centre.

Dublin Airport c. 19.7 kms

Liffey Valley Shopping Centre c. 4.3 kms



2 mins

8 mins

9 mins

21 mins

32 mins

Lucan Village

Liffey Valley SC

M50

Dublin Airport

O'Connell





# DESCRIPTION

J P & M DOYLE are delighted to bring to the market, this charming own door first floor apartment, built in c. 1995 and extends internally to c. 769 sq. Ft / 71.4 sq. The property is presented in excellent condition throughout, and benefits from dual aspect, leaving the apartment light filled.

The property is situated beside the weir, which lies on the River Liffey. The weir is a dam-like structure designed to control the flow of the river. It is a notable landmark in the area, as it contributes to the management of water levels and supports the surrounding environment. The area around the weir is often popular for walking, especially in nearby parks like the Lucan Demesne, where people can enjoy scenic views of the river and surrounding nature. Lucan village has evolved over the years from a small rural village into a bustling suburban area, while still retaining some of its historic charm. At the heart of the village is the village green, which is a focal point for the local community, which is now currently under re-development to provide new paving & seating areas. Lucan Village often hosts various events, festivals, and markets. The village has a wide range of shops, pubs, restaurants, cafes and sporting facilities, which cater to both locals and visitors. It also boasts schools, medical centres, and other essential services for it's growing population.

The accommodation briefly comprises a ground floor entrance door with staircase to the first floor, Landing and corridor with built- in storage over stair, hot-press storage area, open plan Living Room / Dining Area, Kitchen, two Bedrooms & Bathroom.



# ACCOMMODATION

Entrance Door & Staircase

Landing. 4.97m "Max" x 1.91m Features Maplewood flooring & ceiling coving

Over stairs Storage

Hot press Storage

Corridor 2.33m x 0.88m Features Maplewood flooring.

*Open Plan Livingroom / Dining area:*

L-Shaped Living area 3.35m x 4.04m

Dining area 2.67m x 2.38m Features gas fired place and surround, double oak doors to the corridor and separate door to the entrance stairs, Maplewood flooring, ceiling coving & intercom.

Kitchen 2.55m x 2.15m Features floor and wall storage unit, plumbed for washing machine, electric oven, hob & extractor fan, stainless steel sink, tile flooring and splash back.

Bedroom 1 3.41m x 3.82m Features Maplewood flooring & ceiling coving.

Bedroom 2 3.00m x 2.34m Features Maplewood flooring & ceiling coving.

Bathroom 3.00m x 2.00m Features W.C, W.H.B, Bath/ Shower fitted with an Electric Triton Novel SR, Tiled floor & Tiled wall.









# OUTSIDE

Electric entrance gates with keypad or remote fob & pedestrian gate access with keypad  
Communal carparking for one car



# FEATURES

- Situated in the heart of Lucan Village, yet enjoys exception privacy overlooking the river Liffey & Weir
- Double Glazed sashed Windows
- Annual service charge approx. c. €1718 per annum

# SERVICES

- Gas fired central heating
- Mains Electricity
- Intercom
- Mains water & sewage



VIEWING:

By Appointment Only

PRICE REGION:

€325,000

BER: (114407000)

BER D2

SELLING AGENT:

**J.P. & M. Doyle**

105 Terenure Road East,  
Dublin 6,  
D06 X029.

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