



For Sale *By Private Treaty*

**67 Lioscian, Rathbaele Road
Swords
Co. Dublin
K67WK35**



Scan to view Property

4 Bedroom | 4 Bathroom | End of Terrace | 112 sq.m

Guide Price: €380,000



Description

RAY COOKE AUCTIONEERS are delighted to introduce this fantastic four bedroom end of terrace property to the market ideally positioned in the popular Lioscian development, within easy reach of a host of local amenities.

Bright and spacious internal living accommodation of c. 112 sqm comprises of entrance hallway, spacious living room to the front, generous sized kitchen/dining room, guest WC all located downstairs. Upstairs hosts 4 well-proportioned double bedrooms with built in wardrobes (2 with ensuites) and a main family bathroom.

The property is located in a highly sought after development in swords with a host of amenities and services close by. Bus services adjacent to the entrance of Lioscian and along Rathbeale Road provide convenient access to Swords village, its surrounds and beyond. An excellent choice of nearby schools and colleges along with a range of pre-school and playschools. The M1, M50 and Dublin airport are all within easy access.

Call Ray Cooke Auctioneers today for further information or to arrange viewing!!
recommended so contact Ray Cooke Auctioneers for a viewing today!!

Features

- c. 112 sqm
- BER C3
- Four double bedrooms
- 4 bathrooms
- Front driveway
- Gas fired central heating
- Sunny rear garden
- Excellent primary & secondary schools in the area
- Fantastic location
- Double glazed windows throughout
- Close to Swords Village & the Pavilions Shopping Centre
- Highly sought-after development
- The M1, M50 and Dublin airport are all within easy access
- Viewing highly advised!



Accommodation

Entrance Hall

21'3" x 3'6" (6.5m x 1.1m)

Timber flooring with access to the living room.

Living Room

14'1" x 13'8" (4.3m x 4.2m)

Living room to the front of the property with timber flooring, TV point and feature fire place.

Kitchen

13'1" x 17'3" (4.0m x 5.3m)

Tiled flooring with floor and eye level units, radiator and access to the rear garden.

Bedroom 1

14'8" x 8'2" (4.5m x 2.5m)

Double bedroom to the front of the property with carpet top floor and built in wardrobes.

Bedroom 2

10'5" x 8'8" (3.2m x 2.7m)

Double bedroom to the front of the property with carpet to floor and built in wardrobes.

Bedroom 3

12'5" x 8'2" (3.8m x 2.5m)

Double bedroom to the rear of the property with carpet to floor, built in wardrobes and ensuite.

Bedroom 4

12'1" x 8'8" (3.7m x 2.7m)

Double bedroom to the rear of the property with carpet to floor, built in wardrobes and ensuite.

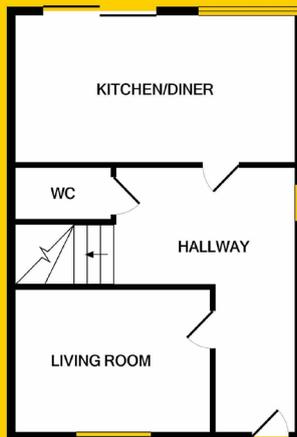
Bathroom

6'5" x 6'2" (2.0m x 1.9m)

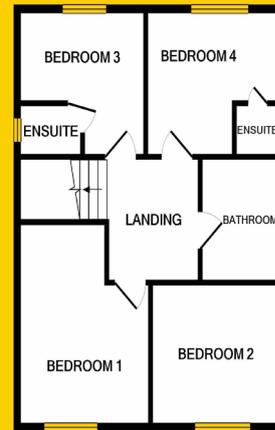
Tiled flooring with WC, WHB and bath.



Floor Plans



GROUND FLOOR



1ST FLOOR

Negotiator

John Sullivan

01 699 5050 or 086 046 9458

Email: john.sullivan@aycooke.ie



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.

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