

# For Sale

Asking Price: €410,000

**Sherry  
FitzGerald**  
Cumisky Kelly



23 Dun Emer Place,  
Lusk,  
Co. Dublin,  
K45CV02



[sherryfitz.ie](http://sherryfitz.ie)



This 3-bed semi-detached home is beautifully presented throughout and located within a quiet cul de sac, in this ever popular modern development of Dun Emer. The property is not overlooked to the front and comes with a large front driveway with ample parking and side entrance to the rear garden. The property has been renovated to the rear with large floor to ceiling sliding doors to rear paved patio and garden room with gas central heating, power, high-speed broadband and attached storage shed.

The accommodation briefly comprises of a hallway, living room with opening to open plan kitchen diner which has been extended giving a fantastic additional living space and large sliding doors to rear, upstairs there are 3 bedrooms and ensuite and a main bathroom. The attic has the potential to be converted which many neighbours have done. This property comes to the market in excellent condition which will not disappoint.

The property is only minutes' walk from Lusk Village with a wide range of amenities, excellent shopping facilities and a good public transport infrastructure, with easy access to Rush & Lusk Train station, M1 motorway, M50 motorway and minutes' drive from Dublin Airport.





### Special Features & Services

- Outstanding 3 Bed semi-detached House in excellent condition throughout.
- Spacious family home with large driveway giving ample secure parking.
- Separate living room to the front with opening to kitchen diner.
- Open plan kitchen diner which has been extended
- Gas central heating and recently fitted triple glazed PVC.
- Master bed ensuite with built in wardrobes.
- Attic suitable for conversation
- Private rear garden with paved patio
- New Composite front door
- Large garden room with power and alarmed
- Mins. Walk to Village centre

### Accommodation

**Entrance Hall** hallway with wooden flooring, push drawer storage & door to;

**Guest WC** with tiled flooring, wc & whb

**Living Room** 5.15m x 2.7 (16'11" x 2.7): wooden flooring, feature fireplace with hardwood surround and black granite backing & hearth, TV points, large window to the front.

**Kitchen / Dining** 5.55m x 6.05m (18'3" x 19'10"): with wood flooring, modern fitted painted shaker kitchen units with stainless steel sink unit, built in electric hob and double oven and plumbed for washing machine, recessed lighting and 2 large velux skylights, kitchen has been extended giving extra living space with large floor to ceiling sliding doors accessing the rear garden and garden room.

**Landing** attic access & hot press.

**Bedroom One** 3.3m x 4.3m (10'10" x 14'1"): double room with built in wardrobes with door to

**Ensuite** 1.5m x 1.9m (4'11" x 6'3"): with tiled flooring, wc, whb and shower cubicle, velux window.

**Bedroom Two** 3.8m x 3.25m (12'6" x 10'8"): double room with built in wardrobes.

**Bedroom Three** 2.1m x 2.7m (6'11" x 8'10"): single room with built in wardrobes.

**Bathroom** 1.8m x 2.6m (5'11" x 8'6"): with wc, whb and bath with shower screen and tiled flooring.

### Garden

Walled enclosed front garden with cobblelock driveway and side access to rear. The rear garden comes with a wonderfully paved patio area and fully fitted garden room which is ideal for a home office or GYM with power

**BER** B2 – no. 117405910







**NEGOTIATOR**

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

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