

FOR SALE

BY PRIVATE TREATY

**16 Moy Glas Chase
Lucan
Co Dublin
K78K292**



Three Bedroom Semi Detached
c.100sq.m



Price: €325,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine three-bedroom semi-detached home to the market within the mature location of Moy Glas, Lucan. This particular location is next to none as it finds itself within arm's reach of The M50 Motorway, Liffey Valley Shopping Centre and a vast array of local amenities including shops, sports & leisure facilities and a choice of primary & secondary schools. Bright and spacious living accommodation of c. 100 Sqm comprises of entrance hallway, lounge, open plan kitchen/dining room. Upstairs you will find the master bedroom with adjoining en suite along with two other bedrooms and main bathroom. The front of the property there is ample space providing off street parking and to the rear you will find a bright and spacious low maintenance rear garden ideal for entertain. Interest is expected to be high, get in touch today for more information and to arrange a private viewing.

FEATURES

- BER D1
- C. 100 sqm
- Gas Fired central heating
- Open plan kitchen / dining room
- Bright and spacious lounge
- 3 large double rooms
- Main family bath along with master en suite and guest W.C
- Fitted wardrobes thought out
- Spacious sunny rear garden
- Ample off street parking
- Fantastic central location
- Tucked away on a quiet cul de sac
- Call Ray Cooke Auctioneers today for more information!



ACCOMMODATION



HALLWAY

14'7" x 5'5" (4.4m x 1.7m)

Wooden floor

GUEST WC

3'2" x 4'2" (1.0m x 1.3m)

Tiled floor, wash hand basin, toilet, wooden floor.

KITCHEN

20'6" x 17'7" (6.3m x 5.4m)

Fitted kitchen, wooden floor.

LIVING ROOM

18'7" x 12'7" (5.7m x 3.9m)

Carpet floor, gas fireplace.

BEDROOM 1

10'1" x 14'1" (3.1m x 4.3m)

Fitted wardrobe, carpet floor.

ENSUITE

3'9" x 8'8" (1.2m x 2.7m)

Wash hand basin, toilet, shower.

BEDROOM 2

9'5" x 10'8" (2.9m x 3.3m)

Double bedroom to the rear of the property, with laminate flooring and fitted wardrobe.

BEDROOM 3

7'8" x 7'8" (2.4m x 2.4m)

Fitted wardrobe, laminate floor.

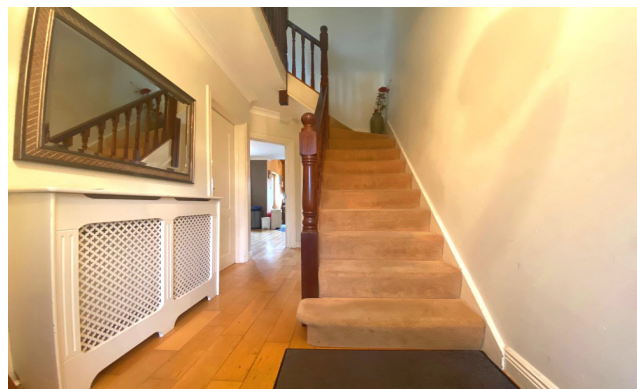
BATHROOM

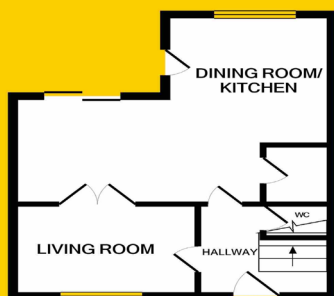
9'8" x 5'9" (3.0m x 1.8m)

Tiled flooring and walls with WC, wash hand basin and Triton shower, weta area.

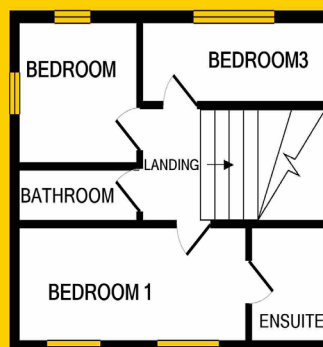
REAR GARDEN

Private south facing garden, side door.





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

Alanna Tyrrell and she can be contacted on 01 4030720 or 086 0606879

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



MORTGAGES

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For further information or advice, please call:
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