



**90 MEADOWVIEW GROVE  
HILLCREST  
LUCAN  
CO. DUBLIN  
K78 R5P1**



Semi  
Detached



3



1



90 Sq. M  
968 Sq. Ft



**BER D**



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# DESCRIPTION

**Nugent Auctioneers, 045 865 555, [www.nugents.ie](http://www.nugents.ie)** are delighted to present number 90 Meadowview Grove to the market, a charming three-bedroom semi-detached home situated in the mature and highly sought-after Meadowview development.

The property benefits from off-street parking and a convenient side entrance. The well-proportioned accommodation comprises a bright and spacious kitchen/dining area, a cosy front sitting room featuring an open fireplace, three generously sized bedrooms and a recently renovated, modern family bathroom. The home has been upgraded and well maintained throughout, offering a wonderful opportunity for its new owner to personalise and create a home to suit their own taste and style.

The rear garden is a particular highlight, enjoying a desirable south-facing orientation and excellent privacy, making it an ideal space for relaxing, entertaining or enjoying the sunshine. A block-built shed/workshop provides valuable additional storage and offers excellent potential for hobbies or a dedicated workspace.

No. 90 Meadowview Grove presents an excellent opportunity to acquire a well-maintained home in an established and popular residential development, with superb potential for the new owner to make it their own.

# LOCATION

Ideally positioned along Meadowview Grove, this property enjoys a superb location within walking distance of Lucan Village and Lucan Shopping Centre, offering an excellent range of shops, cafés, restaurants and everyday amenities such as Tesco supermarket just approximately 500 metres away.

The area is well serviced by an excellent selection of primary and secondary schools, making it an ideal choice for families. Public transport links are readily accessible, with regular bus services providing convenient access to Dublin City Centre and surrounding areas

# ACCOMMODATION AND APPROXIMATE FLOOR AREAS ARE AS FOLLOWS

|              |               |                                                          |
|--------------|---------------|----------------------------------------------------------|
| Hallway      | 3.82m x 1.82m | Wooden floor                                             |
| Kitchen      | 5.75m x 3.39m | Eye & base units, door to rear garden                    |
| Sitting Room | 4.34m x 3.61m | Open fireplace, double doors to kitchen                  |
| Landing      | 2.47m x 1.84m | Carpet                                                   |
| Bedroom 1    | 3.81m x 3.81m | Built in double wardrobe unit, wooden floor              |
| Bedroom 2    | 3.72m x 3.28m | Wooden floor                                             |
| Bedroom 3    | 2.79m x 2.42m | Wooden floor, stira stairs to attic                      |
| Bathroom     | 2.12m x 1.64m | Fully tiled, towel radiator, walk in shower, W.H.B & W.C |







## SERVICES

- Mains Water
- G.F.C.H.
- Electricity
- Alarm

## INCLUDED IN SALE

- Carpets
- Curtains
- Radiator Covers
- Barna Shed
- Block Shed

## ADDITIONAL INFORMATION/FEATURES

- BER: D ● c. 90 mtr sq. | c. 968 sq. ft ● Built in 1970s ● Upgraded Boiler ● Modern Bathroom ● Sunny South Facing Garden ● Side Entrance ● Tarmacadem Driveway ● New Flooring ● Block Shed ● Mature Estate Location ● 500m from Tesco Supermarket ● Walking Distance to Lucan Shopping Centre & Village ● 1km from N4 Motorway ● 5km from M50 Junction ● Attic Stira Stairs

**PRICE REGION AMV: €450,000**

**VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS**

### Conditions to be noted

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