

FOR SALE

BY PRIVATE TREATY

17 St. Edmunds Park
Lucan
Co. Dublin



Two Bedroom Terraced
c.119.4sq.m. /1,285sq.ft



Price: €265,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this exquisite two/three bedroom terraced property to the market with the added advantage of a GENEROUS ATTIC CONVERSION in the exclusive and ever sought after "St Edmunds" development. With Liffey Valley Shopping Centre within walking distance and the N4/M50 road networks within arm's reach; the location is truly second to none.

Bright, spacious and meticulously maintained interior living accommodation of c. 1,285 sq ft comprises of entrance hallway with under stairs storage and guest wc, open plan kitchen/dining room with fully fitted kitchen and Quartz worktops, large lounge, two good size double bedrooms, main family bathroom, master bedroom ensuite and an additional attic conversion ideal to suit a variety of uses (potential 3rd bedroom). No. 17 is a deceptively spacious property and boasts an endless list of striking features. To the front you will find dedicated plus visitors parking and to the rear is a stunning, landscaped garden with an enviable south-westerly orientation attracting the sun throughout the summer days. To be seen is to be appreciated! Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,285 sq ft
- Immaculately presented throughout
- Built c. 2008
- Fully alarmed
- Gas fired central heating
- Double glazed windows
- Fully fitted gloss kitchen
- Quartz worktops
- Under stairs storage room
- Cleverly incorporated storage drawers under stairs
- Spacious living room with additional Velux window
- 2 double bedrooms to first floor
- Fully tiled bathroom suite
- Ensuite off Master Bedroom
- Superb attic conversion
- Attic to suit a variety of uses (Ideal 3rd bedroom)
- South West facing rear garden
- Landscaped garden beautifully maintained



ACCOMMODATION

HALLWAY

25'9" x 1'8" (7.9m x 1.8m)

Laminate flooring, access to kitchen/dining, wc and lounge, understairs storage and cleverly constructed storage drawers.

KITCHEN/DINING

20'6" x 7'2" (6.3m x 2.2m)

Fully fitted high gloss kitchen with quartz worktops, tiled to floor and large bright window to dining area.

LOUNGE

16'0" x 13'1" (4.9m x 4m)

Spacious bright room with velux windows, feature fireplace piped for gas, sliding door to rear.

BEDROOM 1

13'4" x 9'1" (4.1m x 2.8m)

Double bedroom to the rear of the property, laminate flooring and built-in wardrobes.

BEDROOM 2

13'4" x 9'8" (4.1m x 3m)

Master bedroom to the front of the property, laminate flooring, double built-in wardrobes, two bright windows, access to fully tiled ensuite.

BATHROOM

6'8" x 5'9" (2.1m x 1.8m)

Fully tiled bathroom suite fitted with w.c, whb and bath with electric shower.

ATTIC

17'7" x 13'4" (5.4m x 4.1m)

Accessed from landing with separate mini landing and velux window, laminate flooring, eaves storage to both sides, bright velux window, ideal for many uses, mainly a third bedroom.

OUTSIDE FRONT

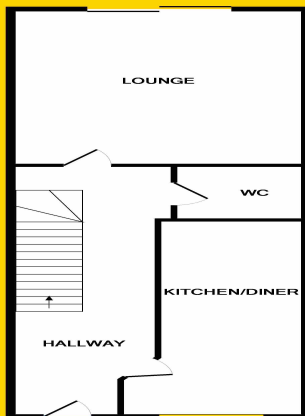
Cobblelock patch with parking spaces, maintained planted areas.

OUTSIDE REAR

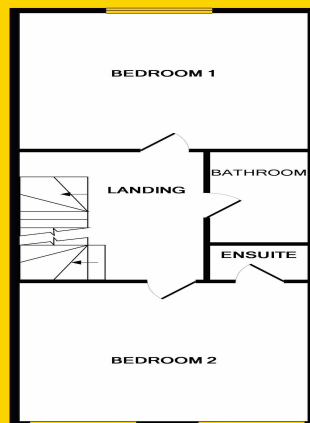
Sunny south west facing rear, bamboo section with paved, pebbled and barked areas, low maintenance and fenced to both sides and storage shed.



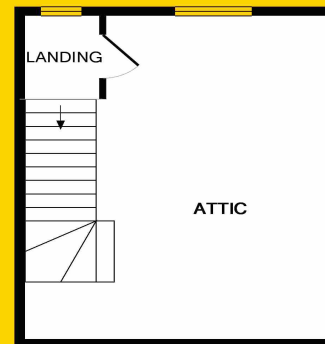
FLOOR PLANS



GROUND FLOOR



1ST FLOOR



2ND FLOOR

OUR FLOOR PLANS ARE PROVIDED FOR THE SOLE PURPOSE OF GIVING YOU AN IDEA AS TO THE INTERIOR LAYOUT. DIMENSIONS HAVE BEEN ROUNDED OFF AND ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

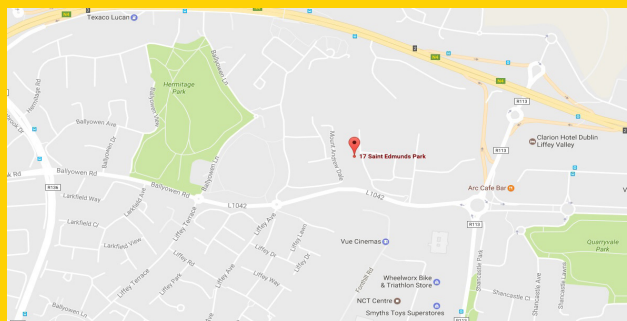
DIRECTIONS

If travelling M50 Northbound take junction 7 for "Palmerstown/Lucan" and stay left leading onto N4. Keep left and take the 1st exit. At the 1st roundabout take the 1st exit and at the next roundabout (With The Arc Bar on the left hand side) take the 3rd exit. Turn right into St. Edmunds and take the 1st left turn. Proceed ahead onto St. Edmunds Park and no. 17 can be found on the left hand side.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on **01 40 30 720 or 087 136 8084.**

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

MORTGAGES

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Financial Services Ltd

For further financial advice, please call:
Sean Kavanagh on 01 40 30 720 or contact him
by email sean@raycooke.ie

CLONDALKIN

(Head Office) 3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
F +353 (0)1 40 30 760
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght, Dublin 24

T +353 (0)1 45 99 288
F +353 (0)1 40 30 760
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure, Dublin 6W

T +353 (0)1 68 75 800
F +353 (0)1 40 30 760
E terenure@raycooke.ie



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