

FOR SALE

BY PRIVATE TREATY

**20 St Edmunds Park,
Lucan
Co Dublin
K78EK23**



Three Bedroom Mid Terrace
c.104sq.m



Price: €275,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this exquisite three bedroom terraced property to the market with the added advantage of a west facing garden, spacious kitchen and utility room with Velux window flooding the space with natural light. Located 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. 104 sqm comprises of entrance hallway, guest wc, open plan kitchen/dining room with fully fitted kitchen and utility room, large lounge with feature fire place & gas fire. Upstairs you will find 3 bright and spacious double bedrooms, main family bathroom, including master bedroom ensuite and an additional storage. No. 20 is a deceptively spacious property and boasts an endless list of striking features. To the front you will find dedicated parking plus visitors parking and to the rear is a stunning landscaped garden. To be seen is to be appreciated! Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- BER B3
- Management Fees €585 pa
- c. 104 sqm
- Gas fired central heating
- Fully tiled kitchen with quarts counter tops
- Semi solid wooden flooring thought out ground floor
- Feature fire place with gas fire
- Floored attic space with stira stairs
- West facing landscaped garden
- Double glazed windows
- Under stairs storage room
- Spacious dining / kitchen and utility room with additional Velux window
- Call Ray Cooke Auctioneers today to arrange a private viewing!



ACCOMMODATION



HALLWAY

18'3" x 3'6" (5.6m x 1.1m)

Laminated flooring.

LOUNGE

11'1" x 17'0" (3.4m x 5.2m)

Laminate flooring and electric flooring.

KITCHEN

16'7" x 15'0" (5.1m x 4.6m)

Tiles to floor fully fitted kitchen, AEG appliances gas hob.

BEDROOM

9'8" x 13'4" (2.8m x 4.1m)

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

ENSUITE

6'5" x 5'7" (2.0m x 1.7m)

Fully tiled, toilet, shower wash hand basin.

BEDROOM

9'8" x 8'2" (3.0m x 2.5m)

Double bedroom to the front of the property, with laminate flooring.

BEDROOM 3

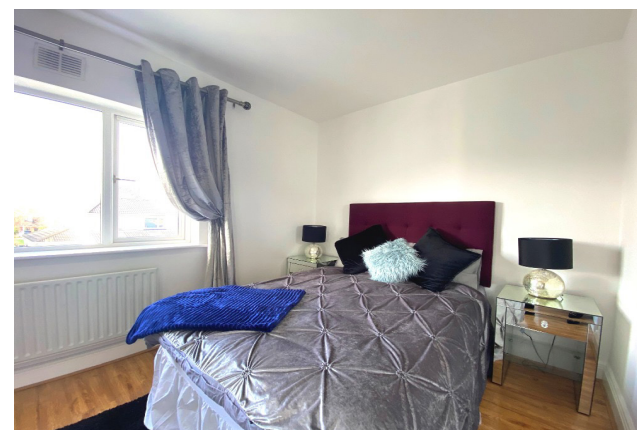
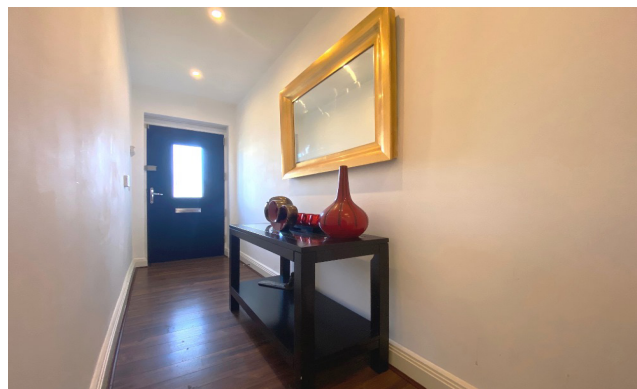
12'1" x 6'5" (3.7m x 2.0m)

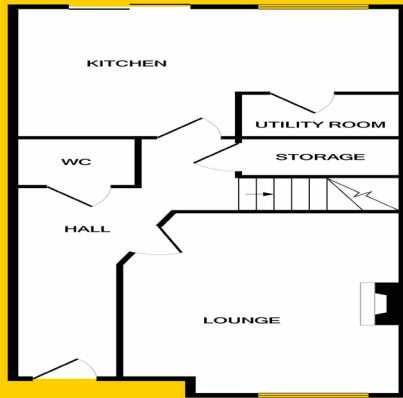
Double bedroom to the front of the property with laminate flooring.

BATHROOM

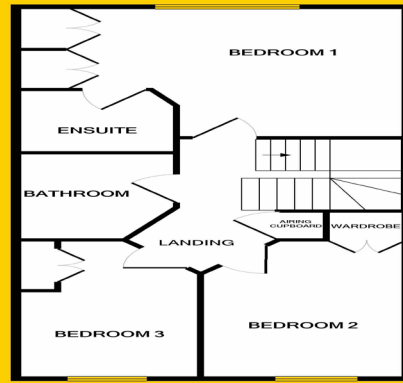
6'5" x 6'5" (2.0m x 2.0m)

Fully tiled wash basin, bath.





GROUND FLOOR



1ST 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. Made with floorplan 52022

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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