

FOR SALE

BY PRIVATE TREATY

**39 Foxdene Avenue
Lucan
Co Dublin
K78E934**



Three Bed Terraced House
c.87sq.m /940sq.ft



Price: €250,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are delighted to present this stunning extended three bedroom terraced property to the market. Foxdene is a mature development located just off the Balgaddy Road and finds itself with a stone's throw of Liffey Valley Shopping Centre and The M50 Motorway. Bright and spacious living accommodation of c. 940 sq ft comprises of entrance hallway, lounge, open plan kitchen/living/ dining area, guest w.c, three double bedrooms and a fully tiled main family bathroom. No. 39 is presented in immaculate condition throughout and offers any 1st time buyer the chance to step into a truly turn-key property. Inside it boasts gas fired central heating with a recently upgraded high efficiency boiler, a fully tiled bathroom suite and double glazed windows throughout. The front of the property offers ample parking space and to the rear you will find a stunning rear garden with the added advantage of a self contained unit which will suit a variety of uses i.e home office, gym, playroom etc. Early interest is sure to be expected, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- BER C1
- c. 940 sq.ft
- Gas fired central heating
- Double glazed windows
- Extended to the rear
- Bespoke fitted kitchen
- Newly renovated
- 3 double bedrooms
- Fully tiled family bathroom
- Guest W.C
- Turn Key condition
- Self contained unit to rear – (possible home office, gym, playroom)
- Ample off street parking
- Huge interested expected call Ray Cooke Auctioneers today to arrange a private viewing!



ACCOMMODATION



HALLWAY

14'7" x 5'5" (4.5m x 1.7m)

Laminate floor carpet to stairs.

LOUNGE

10'4" x 15'0" (3.2m x 4.6m)

Semi solid floors.

KITCHEN

14'4" x 23'9" (4.4m x 7.3m)

Tiled fitted kitchen.

WC

3'2" x 3'5" (1.0m x 1.09m)

Under stairs wc, wash hand basin, tiled.

BEDROOM 1

8'8" x 9'8" (2.7m x 3.0m)

Laminate floor and fitted wardrobes.

BEDROOM 2

9'1" x 14'1" (2.8m x 4.3m)

Laminate floor, fitted wardrobes

BEDROOM 3

10'8" x 7'2" (3.3m x 2.2m)

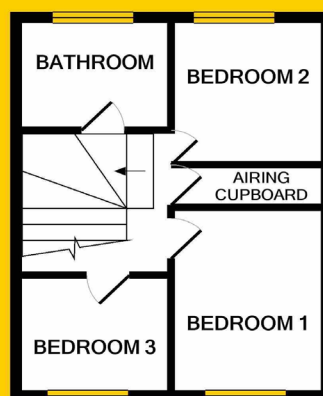
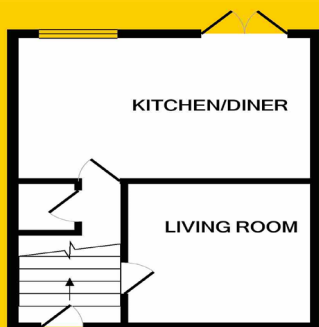
Laminate floor.

BATHROOM

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

Fully tiled triton shower, wc, wash hand basin





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

- Pre-approved Mortgage
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For further information or advice, please call:
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