

FOR SALE

BY PRIVATE TREATY

67 Hillcrest Drive
Lucan
Co. Dublin
K78 D8W6



Three Bedroom Semi Detached
c.97.5sq.m /1,050.sq.ft



Price: €369,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning three-bedroom semi-detached family home the market within the mature location of Hillcrest Drive, Lucan, Co Dublin. This particular location is next to none as it finds itself within arm's reach of The N4, Lucan Village, Lucan 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. 1,050 sq. ft. comprises of extend front porch entrance hallway, guest wc, lounge, kitchen/dining room with access to the rear garden, upstairs we have three bedrooms (2 x doubles and 1 single) and a main family bathroom. To the rear of the property is a stunning sunny garden that is not over looked and with a block build shed (currently in use as a granny flat) to front of the property there is ample space providing off street parking. This extremely well maintained family home is sure to attract interest from both first time buyers and clients looking to trade up, it boasts a host of additional features such as a front porch, stunning condition, block build shed (currently in use as a granny flat) & gas heating. Interest is expected to be high, get in touch today for more information and to arrange a private viewing.

FEATURES

- c. 1,050 sq. ft.
- Gas Fired Central Heating
- Front Porch
- STUNNING HOME
- Gas heating
- NOT OVER LOOKED TO THE REAR
- Three generous bedrooms
- STUNNING GARDEN
- Block build shed (currently in use as a granny flat)
- Within walking distance of Lucan Village & Lucan Shopping Centre
- Highly sought-after location
- N4 and M50 motorway within arm's reach
- Prime for first time buyers
- Viewing highly advised!



ACCOMMODATION

HALL

6'5" x 6'2" (3.4m x 1.2m)

Timber flooring with access to lounge and guest w.c, carpet to stairs and landing.

LOUNGE

15'4" x 11'8" (4.7m x 3.6m)

Bright lounge with timber flooring and double doors to kitchen.

KITCHEN

18'3" x 12'1" (5.6m x 3.2m)

Fully fitted kitchen with eye and floor level units, tiled flooring, dining area with timber flooring and double doors to rear garden.

BEDROOM 1

12'1" x 8'8" (3.7m x 2.7m)

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

BEDROOM 2

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

Double bedroom to the front of the property with laminate flooring and built in wardrobes.

BEDROOM 3

7'8" x 8'2" (2.4m x 2.5m)

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

BATHROOM

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

Fully fitted bathroom with w.c, w.h.b and shower unit, fully tiled.





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

Conor Clarke and he can be contacted on 01 9089300 or 086 8371963

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



MORTGAGES

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For further information or advice, please call:
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