

FOR SALE

BY PRIVATE TREATY

**30 Liffey Glen
Lucan
Co. Dublin
K78 Y528**



Two Bedroom Apartment
c.74sq.m / 800 sq.ft



Price: €255,000

raycooke.ie

PSR Licence Number 002307

DESCRIPTION

Ray Cooke Auctioneers are delighted to present to the market this superb first floor own door apartment. Liffey Glen is a very pleasant and sought after living destination, located on the fringes of Lucan village. No. 30 benefits from generously proportioned accommodation and light filled living spaces throughout. Accommodation comprises of entrance hall, an extra-large open plan living / kitchen area with patio doors to south-facing balcony, two double bedrooms and main bathroom. Room proportions are generous and decoration is natural. Externally you will find well maintained communal landscaped gardens. Additionally, there is ample residents parking available. This property enjoys the best of both worlds, as it is away from the hustle and bustle, while still enjoying easy access to every conceivable amenity. Within close proximity you will find Liffey Valley Shopping Centre while the N4 and M50 are both within a stone's throw as well as a host of other amenities that include shops, schools, public transport, parks and sporting facilities.

FEATURES

- Own door entrance apartment
- Separate kitchen/Dining
- Two double bedrooms
- Immaculately presented
- BER C2
- 800 sqft.
- Gas fired central heating
- Fully tiled bathroom suite
- Not subject to rent restrictions
- South facing balcony
- Ample Parking
- Excellent location in close proximity to extensive facilities.



ACCOMMODATION

OPEN PLAN KITCHEN/LOUNGE

27'6" x 13'7" (8.4m x 4.18m)

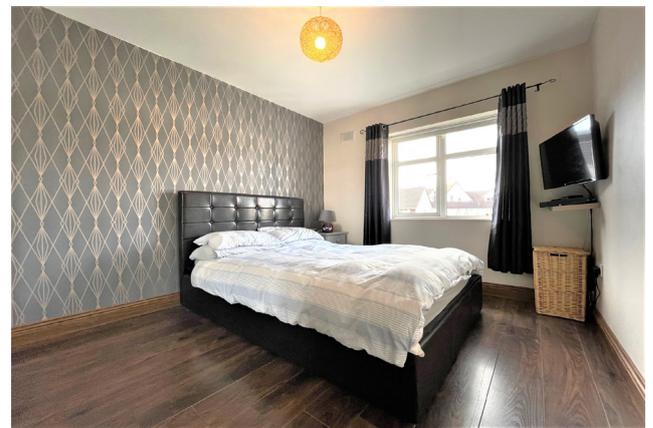
Hardwood flooring, top quality curtains and blinds, electric fireplace, sliding door to balcony, floor and eye level units in kitchen, range style cooker, integrated appliances



BEDROOM 1

9'1" x 11'9" (2.8m x 3.65m)

Hardwood flooring, double glazed windows, top quality curtains and blinds, top quality wallpaper.



BEDROOM 2

11'6" x 8'7" (3.55m x 2.67m)

Laminate flooring, double glazed windows, top quality blinds, fitted wardrobes



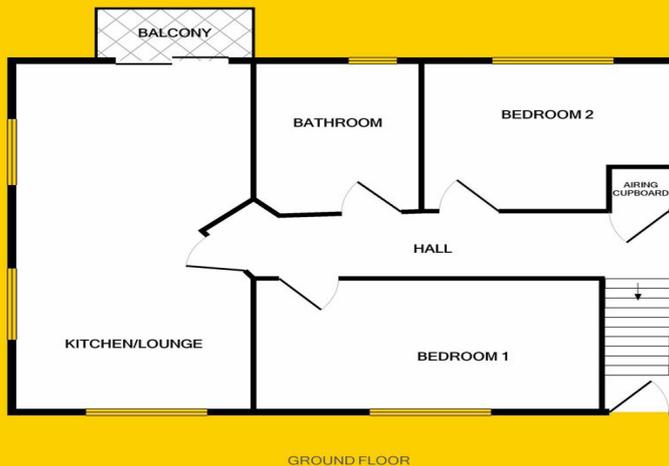
BATHROOM

11'6" x 5'9" (3.55m x 1.8m)

Fully tiled bathroom suite, full bath, wc, whb



FLOOR PLAN



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

Eoin Keogh and he can be contacted on 01 6875800 or 086 7788498

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



MORTGAGES

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