

FOR SALE

BY PRIVATE TREATY

**16 Ardeen
Lucan
Co. Dublin
K78 H9E4**



Three Bedroom Terraced
c.91.04sq.m /980sq.ft



Price: €349,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

Ray Cooke Auctioneers are excited to introduce this pristine mid terraced property to the market in the superb village location of Ardeen Lucan Co Dublin.

The position of this exclusive, mature and quant development won't be beaten situated within the heart of Lucan Village with a host of local amenities on your door stop, including bars restaurants, local schools all with in the parish of St Mary's.

Presented in no less then turn key condition, living accommodation comprises c. 980 sq.ft, a bright and welcoming entrance hall, fully fitted kitchen, living room leading out to the private landscaped south facing garden. On the first floor you will find 3 spacious bedrooms, main family bath and master en suite. The XL attic space gives the new buyer a prime opportunity to convert to a home office or additional living/sleep space.

No 16. Is presented to the market in no less then turn key condition boasting a host of additional extras including clever under stairs storage, newly fitted gas boiler along with new windows and doors it has been extensively renovated and loving cared for by the current owners.

Viewing highly advised – call Ray Cooke Auctioneers today to arrange a private viewing.

FEATURES

- BER C2
- c. 980 sq.ft
- Gas fired central heating (new boiler fitted 2020)
- Newly upgraded windows and doors
- Fully fitted kitchen
- Smart under stairs storage
- Bright spacious living room
- South facing rear garden
- 3 large bedrooms inc master en suite
- Potential to convert large attic space
- Ample private off street parking
- Exclusive mature development
- Within the heart of Lucan Village
- Call today to arrange a private viewing!



ACCOMMODATION



HALLWAY

15'09" x 8'5" (4.6m x 2.6m)

Laminate flooring with under stairs storage.

LOUNGE

13'7" x 18'3" (4.2m x 5.69m)

Laminate flooring with access to the rear garden.

KITCHEN

13'7" x 11'8" (4.2m x 5.6m)

Tiled flooring, fitted kitchen with integrated appliances.



BEDROOM 1

9'5" x 14'1" (2.9m x 4.3m)

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

BEDROOM 2

9'5" x 9'5" (2.9m x 2.9m)

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



BEDROOM 3

9'1" x 8'2" (2.8m x 2.5m)

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

BATHROOM

9'5" x 8'2" (2.9m x 2.52m)

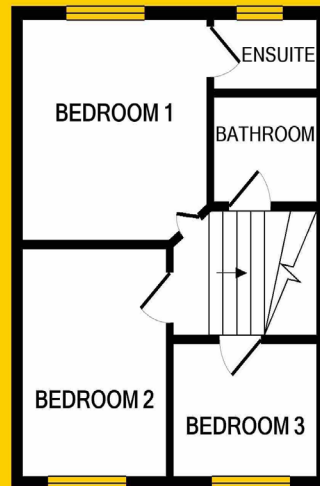
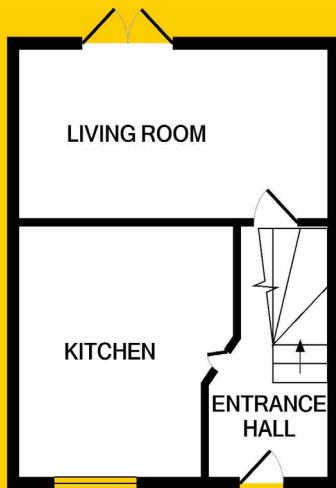
Fitted with WC, wash hand basin and bath.



REAR GARDEN

South sunny facing garden.





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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