

FOR SALE

BY PRIVATE TREATY

82 Rosse Court Heights
Lucan
Co. Dublin



Two Bedroom Apartment
c.79sq.m. /850sq.ft.



Price: €150,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this magnificent two bedroom ground floor apartment to the market in the ever sought after development of Rosse Court, Lucan. The location is fantastic as within minutes you can find Liffey Valley Shopping Centre, Lucan & Clondalkin Villages and the M50 Motorway.

Living accommodation of c. 850 sq ft comprises of entrance hallway, two store rooms, two double bedrooms, main family bathroom, master bedroom ensuite, dual aspect lounge/dining room and an arched out kitchen area. No.82 has been meticulously maintained by its current owner and is in absolutely turn-key condition throughout. It comes with secure underground parking and a most generous, sun trap balcony. Interest is sure to be seen from both 1st time buyers and investors; Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 850 sq ft
- Management fee c. 1,850 per annum
- Ground floor
- Electric storage heating
- Double glazed windows
- Magnificent condition throughout
- Fully fitted kitchen
- Underground and upper level parking
- Shops on your doorstep
- Bus routes to the front of the development
- Within easy reach of the M50 Motorway
- Within easy reach of Liffey Valley Shopping Centre
- Ideal for both 1st time buyers and investors!



ACCOMMODATION

HALLWAY

Tiled flooring, access to bathroom, two bedrooms, lounge and two store rooms.

BEDROOM 1

12'1" x 9'8" (3.7m x 3m)

Double bedroom, laminate flooring, built in wardrobes and access to ensuite.

BEDROOM 2

11'4" x 9'8" (3.5m x 3m)

Double bedroom, laminate flooring and built in wardrobes.

BATHROOM

7'8" x 6'8" (2.4m x 2.1m)

Tiled to floor and to splashback, fitted with wc, whb and bath with shower.

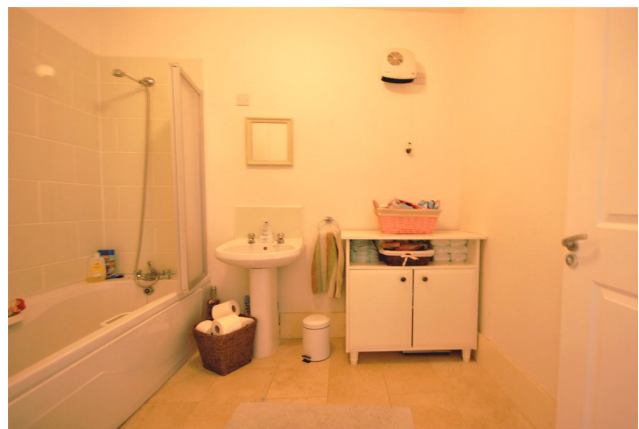
LOUNGE/ DINING ROOM

Timber flooring to lounge and dining area, patio doors to paved balcony, open archway to kitchen.

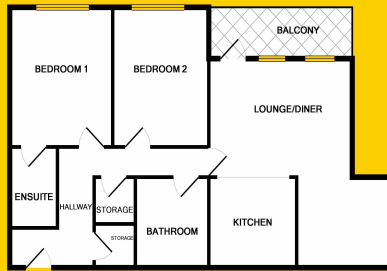
KITCHEN

8'2" x 6'8" (2.5m x 2.1m)

Fitted units, tiled to floor and to splashback.



FLOOR PLANS



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 reduced where appropriate to provide clarity and save space. Made with Metagen 12/2016

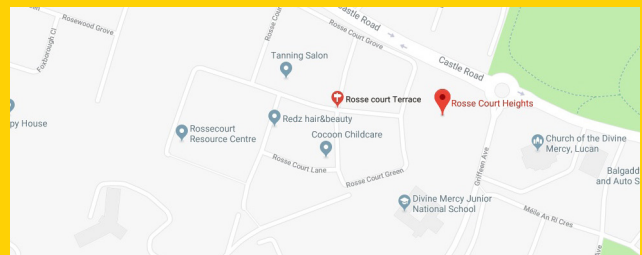
DIRECTIONS

If travelling on the M50 Northbound take the exit for Liffey Valley Shopping Centre. Take the left slip road for Liffey Valley and proceed ahead straight through two roundabouts until you come to the traffic light junction. Turn right onto Balgaddy Road. Proceed ahead through the roundabout and turn left into Rosse Court.

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.

LOCATION



NEGOTIATOR

Ross McHugh and he can be contacted on 01 40 30 720 or 087 136 8084.

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

MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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