

FOR SALE

BY PRIVATE TREATY

**5 Abbeydale Close
Lucan
Co. Dublin
K78TE20**



Three Bedroom Semi Detached
c. 126.3sq.m / 1,360sq.ft



Price: €315,000

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DESCRIPTION

RAY COOKE AUCTIONEERS takes great pleasure in presenting this exquisite three-bedroom family home to the market located on Abbeydale Close, Lucan. Situated on a quite & mature cul de sac it's the ideal location for the perfect family home.

The location is second to none as every conceivable amenity can be found within walking distance including local shops, shopping centres, primary & secondary schools, churches, bars and leisure facilities. Lucan village and Liffey Valley shopping centre is only a short walk away and there are a number of options for public transport routes within the area.

Interior living accommodation of c. 1,360 sq. ft. comprises of entrance hall, guest w.c., lounge, living room, kitchen/dining room, including sunroom, three generously sized bedrooms and main family bathroom. No. 5 is presented in immaculate condition with a fabulous rear garden not over looked. There was no expense spared when designing this family home.

The perfect family home, in turn key condition. Viewing Highly advised!!

FEATURES

- C 1360sqft
- BER – C1
- Gas fired central heating
- Smart home heating system in place
- Double glazed windows
- Open plan living
- Downstairs Guest W.C
- Large bay window in living room
- Additional sun room to rear
- XL garden not over looked
- Velux window in sun room
- Bespoke Fitted kitchen
- Large cobble locked drive way to fit 2 cars
- Immaculate presented family home
- Located in a quite mature residential development
- Call Ray Cooke Auctioneers to arrange a private viewing



ACCOMMODATION

HALLWAY

15'7" x 5'5" (4.8m x 1.7m)

Laminate flooring, carpet stairs with access to lounge and guest WC.

KITCHEN/DINING AREA

19'3" x 17'3" (5.9m x 5.3m)

Tiled flooring with fitted units with access to the lounge and utility.

SUN ROOM

15'4" x 7'5" (4.7m x 2.3m)

Tiled flooring with access to the rear garden.

LIVING ROOM

16'7" x 11'1" (5.1m x 3.4m)

Laminate flooring with access to dining room.

BEDROOM 1

13'7" x 9'8" (4.2m x 3m)

Carpet flooring with fitted wardrobes.

BEDROOM 2

7'8" x 5'9" (2.4m x 1.8m)

Laminate flooring.

BEDROOM 3

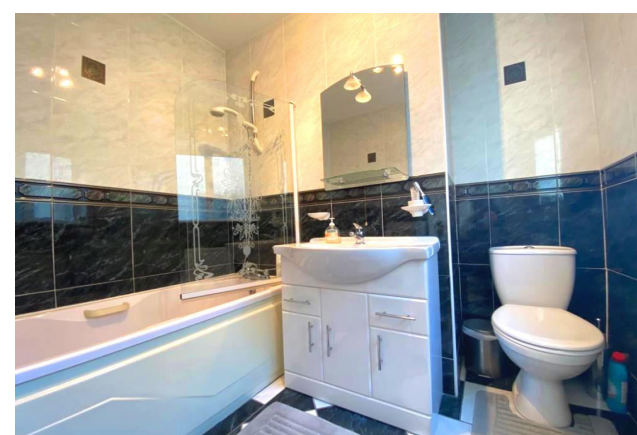
9'5" x 11'8" (2.9m x 3.6m)

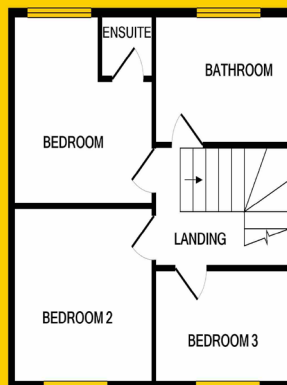
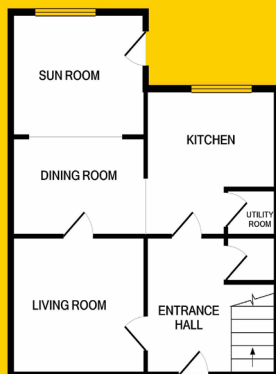
Laminate flooring.

BATHROOM

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

Tiled flooring and walls with wc, wash hand basin and shower.





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 0860606879

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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