TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to http://www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER

Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
6. Boundaries, fences, hedges, walls, and ditches are not defined by either the vendor or the Agent, including any determination of party-structure status.
7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

For any financial advice and mortgage arrangement that you may require in relation to the purchase of your new home, please contact Fogarty Financial in strictest confidence at our office (01) 627 2770.

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Team Lorraine Mulligan
AWARD CATEGORIES
NATIONAL RE/MAX TOP SELLING AGENT 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007
NATIONAL RE/MAX TOP OFFICE 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007

24 Westbury Drive, Westbury Court, Lucan, Co. Dublin, K78 C6F6.



Award-Winning Agent, Team Lorraine Mulligan welcomes you to No. 24 Westbury Drive a spacious four-bedroom semi-detached family home with playroom/office and sunroom to the rear. This beautiful home has been lovingly cared for by its current owner who has put huge thought into its décor and is beautifully presented.

Offers in Excess of €680,000

BER B

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ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

KITCHEN: 4.04m x 5.40m
Spotlights, coving blinds, high quality upper and lower shaker cabinets, granite worktops, tiled splash back, stainless steel sink, area fully plumbed, fridge, freezer, 5 ring gas hob, integrated extractor fan, double oven, microwave, dishwasher, herring bone floor, leading to sunroom.

DINING ROOM: 3.90m x 3m
Light Fitting, coving, radiator cover herringbone floor.

SUNROOM: 4.87m x 2.37m
Spotlights, Velux windows, herringbone floor, double doors leading to the back garden.

PLAYROOM/OFFICE: 5.65m x 4.1m
Light fitting, coving, blinds, curtains, wall panelling, herringbone floor.

LIVING ROOM: 5.65m x 4.1m
Light fitting, coving, blinds, a bay window, features a fire place with polished hearth, herringbone floor, double doors leading to dining area.

HALLWAY:
Light fitting, coving, wall panelling, radiator cover, herringbone floor, carpet on the stairs

Guest WC:
Light fitting, wall and floor tiles, W.H.B, W.C.

UPSTAIRS ACCOMMODATION

LANDING:
Light fitting, hot press with immersion and shelving, attic access, attic partially floored, carpet, blind.

BEDROOM 1: 4.2m x 2.6m
Light fitting, spotlights, blinds, slide robes, wooden floor, t.v. point.

ENSUITE:
Light fitting, wall tiling, floor tiling, W.C., W.H.B., shower extractor fan.

BEDROOM 2: 3.77m x 2.52m
Light fitting, curtains, blinds, slide robes, wooden floor.

BEDROOM 3: 2.29m x 2.72m
Light fitting, blind, wooden floor.

BEDROOM 4: 3m x 2m
Light fitting, blinds, slide robes, wooden floor.

MAIN BATHROOM:
Light fitting, wall tiles, floor tiles, wash hand basin with vanity unit, W.C., shower unit with electric triton T90sr shower.







FEATURES INTERNAL:
All light fittings included in the sale
All blinds included in the sale
All kitchen white goods included in the sale as per kitchen section
Fully alarmed

FEATURES EXTERNAL:
PVC double -glazed windows
PVC facia and soffits
Outside tap
Mature planting
Gated side entrances
Block built shed
Cobble lock to front garden
Ample parking
Sandstone patio
Electric charging point

SQUARE FOOTAGE:	159sqm / 1711.35sqft
HOW OLD IS THE PROPERTY:	Built in C. 1994
BACK GARDEN ORIENTATION:	North East
BER RATING:	B – 143.46kWh/m²/yr
BER NUMBER:	111422697
HEATING SYSTEM:	Natural Gas
SERVICES:	Mains water, mains sewerage
HOUSE STATUS:	Owner-occupied.

NATIONAL TOP SELLING & LETTING AGENT
2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, & 2007, Team Lorraine Mulligan invites you to view this Stunning home.

- **INTEREST IS SURE TO BE STRONG**
- **VIEWINGS HIGHLY RECOMMENDED**






Are you interested in this property?

Scan the QR code to place an offer or book a viewing

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