

FOR SALE

BY PRIVATE TREATY

**35 Rosse Court Heights
Lucan
Co. Dublin
K78XY70**



One Bedroom Apartment
c.54.8sq.m /590sq.ft



Price: €189,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to introduce this spectacular one-bedroom ground floor apartment to the market within the highly renowned development of Rosse Court, Lucan. Tucked away just off the Fonthill Road and with a variety of essential local amenities within walking distance along with Liffey Valley Shopping Centre & The M50 Motorway both found merely minutes by car; is it any wonder families and young professionals flock to this particular area? Internal living accommodation of c. 590 sq ft comprises of entrance hallway, open plan lounge/kitchen/dining room, separate utility/store room, one double bedrooms and main family bathroom. 35 is coming to the market having under gone extensive refurbishment included new floors, Kitchen and smart home heating system with new electric radiators, along with a new fully tiled family bath. No expense has been spared on this unique property It is ideal for first time buyers & investors alike and immediate interest is assured. Call Ray Cooke Auctioneers for further information or to register interest today!

FEATURES

- c. 590 sqft
- BER – E1
- Management fees - €1434 pa
- New fitted kitchen and tiles
- New tiled family bath including water cylinder and-pump
- Large open plan living / dining space
- Separate utility and store room
- Equipped with new electric smart home heating system
- Ground floor property
- 2 allocated parking spaces + Guest parking spots
- Double Glazed windows
- Pristine condition throughout
- Host of local shops on your doorstep
- Bus routes to the entrance of the development
- Within easy reach of the M50 and all major transport routes



ACCOMMODATION



HALLWAY

7'6" x 3'9" (2.3m x 1.3m)

Tiled flooring with access to storage, kitchen, lounge and bedrooms.

KITCHEN

13'1" x 8'5" (4m x 2.6m)

Tiled flooring and walls, splashback floor and eye level units.



LOUNGE

19'0" x 14'6" (5.8m x 4.4m)

Bright open living room, with tiled flooring, bright windows and access to the balcony.



BEDROOM 1

13" x 11'4" (4m x 3.5m)

Double bedroom with tiled flooring and built in wardrobes.

BATHROOM

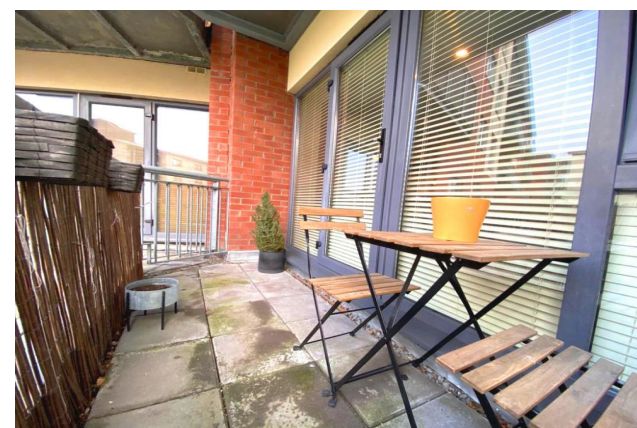
7'7" x 7'3" (2.3m x 2.2m)

Tiled flooring and walls with WC, wash hand basin with bath and shower.



BALCONY

Access from the living room to private balcony.





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

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



For further information or advice, please call:
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