

FOR SALE

BY PRIVATE TREATY

18 Larkfield Close
Lucan
Co. Dublin



Four Bedroom Semi Detached
c.127.7sq.m. /1,375sq.ft



Price: €365,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this stunning four bedroom semi detached family home to the market in the exclusive and ever sought after development of Larkfield. Finding itself only a short distance from Lucan Village and with Liffey Valley Shopping Centre along with the M50 motorway within arm's reach; the location is truly next to none. You will also find a wealth of local shops, schools and leisure facilities close by.

Bright and spacious interior living accommodation of c. 1,375 sq ft comprises of entrance hallway, guest wc, lounge, separate dining room, extended style kitchen/breakfast room with utility room, four generous bedrooms (3 double/1 single), main family bathroom and master bedroom ensuite. No. 18 boasts an idyllic position towards the end of a peaceful cul de sac with little or no passing traffic. It is truly in "walk in" condition and will appeal to many 1st time buyers and equally clients that are trading up. Early viewing is highly advised, call Ray Cooke Auctioneers to arrange viewing!

FEATURES

- c. 1,375 sq ft
- BER D1
- Immaculate condition throughout
- Gas fired central heating
- Double glazed windows
- Fully alarmed
- Extended style kitchen
- Separate utility room
- Generous bedrooms
- Main family bathroom + master ensuite
- Private rear garden
- Peaceful cul de sac setting
- Exclusive and sought after development
- Within easy reach of M50 Motorway
- Liffey Valley Shopping Centre within walking distance



ACCOMMODATION

HALLWAY

21'6" x 6'2" (6.6m x 1.9m)

Laminate flooring, carpet to stairs and landing, access to lounge, dining room, guest w.c and kitchen.

LOUNGE

20'3" x 12'4" (6.2m x 3.8m)

Laminate flooring, feature fireplace with gas fire, double doors to dining room.

DINING ROOM

13'4" x 9'5" (4.1m x 2.9m)

Separate room with laminate, large bright window.

KITCHEN

20'0" x 9'5" (6.1m x 2.9m)

Generous room incorporating kitchen and dining room area, tiled to floor and to splashback, access to utility room, ample storage units to both sides of the room, velux window and sliding patio door to dining area.

BEDROOM 1

8'5" x 7'8" (2.6m x 2.4m)

Single bedroom to the front of the property, carpet to floor and built in wardrobes.

BEDROOM 2

16'7" x 9'5" (5.1m x 2.9m)

Master bedroom to the front of the property, carpet to floor, built in wardrobes and access to ensuite.

BEDROOM 3

13'1" x 10'1" (4m x 3.1m)

Double bedroom to the rear of the property, carpet to floor and built in wardrobes.

BEDROOM 4

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

Double bedroom to the rear of the property, carpet to floor and built in wardrobes.

BATHROOM

5'9" x 5'5" (1.8m x 1.7m)

Fully tiled bathroom suite fitted with wc, whb, bath and triton shower.

OUTSIDE FRONT

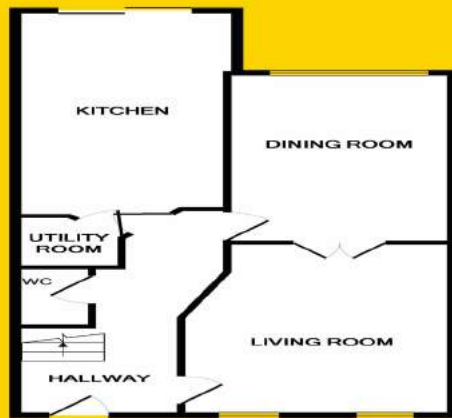
Peaceful cul de sac, cobblelock driveway with side lawn.

OUTSIDE REAR

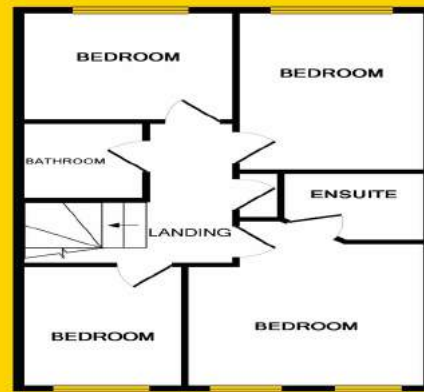
Walled and fenced to side and rear, mainly in lawn with corner raised decking and Barna Shed.



FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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 ESTIMATED WHERE APPROPRIATE TO PROVIDE CLARITY AND SAVE SPACE. TOTAL SQUARE FOOTAGE IS AN APPROXIMATION OF INTERIOR SPACE.

DIRECTIONS

If travelling on M50 Northbound take Exit 7 for Lucan. Keep left and take the first exit off the N4 for Liffey Valley Shopping Centre. Take the first exit and the roundabout and at the next major roundabout take the third exit onto St. Lomans Road. Proceed ahead straight through two mini roundabouts and take the next left turn into Larkfield. Once in Larkfield take your second right turn onto The Close and no. 18 can be found on the right hand side.

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
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- Choice of Lenders

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

Ray Cooke
Financial Services Ltd

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