

**FOR SALE**

BY PRIVATE TREATY

**14 Ballyowen Square  
Lucan  
Co. Dublin  
K78 FK73**



Three Bedroom Mid Terrace  
c.90sq.m /970sq.ft



**Price: €325,000**

PSR Licence Number 002307

[raycooke.ie](http://raycooke.ie)

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this excellent three bedroom terraced property to the market in the exclusive and ever sought after Ballyowen Square, Lucan. With Liffey Valley Shopping Centre within walking distance and the N4/M50 road networks within arm's reach; the location is truly second to none. Bus routes to the front of the development provide easy access to the city centre and beyond. Bright, spacious and meticulously maintained interior living accommodation of c. 90 sq m (c. 970 sq ft) comprises of entrance hallway with guest wc, open plan kitchen/dining room with fully fitted kitchen, large lounge, three spacious bedrooms, main family bathroom and master bedroom ensuite. To the front you will find a large green area which is ideal and to the rear is a low maintenance garden. No. 14 is a stunning property and boasts an endless list of striking features including built in wardrobes, gas fired central heating and top quality flooring. To be seen is to be appreciated! Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

c. 970 sq ft  
BER C2  
Green area to front  
Immaculately presented throughout  
Gas fired central heating  
Double glazed windows  
Fully fitted kitchen  
3 bed 3 bath  
Built in wardrobes  
Fully tiled main family bathroom  
Venetian Blinds throughout  
Low maintenance rear garden  
Ample parking  
Exclusive and highly sought after development  
Not overlooked to the rear  
Immediate access to  
N4 M50 motorway mere minutes by car  
Liffey Valley Shopping Centre within walking distance  
Viewing highly advised!





## ACCOMMODATION



### LIVING

8'33" x 17'48" (2.54m x 5.33m)

Living room to the front of the property. Built in fire place. Double doors with access to kitchen. Top quality floors.

### KITCHEN

11'45" x 17'19" (3.49m x 5.24m)

Kitchen to the rear of the property. Floor & eye level units. Tiled splash back & top quality floors. Double doors with access to rear garden.



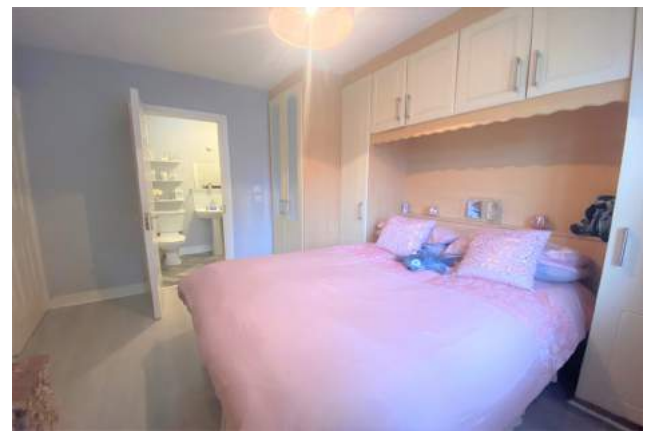
### DOWNSTAIRS WC

Part tiled. WC & WHB.

### BEDROOM 1

9'61" x 12'17" (2.93m x 3.71m)

Double bedroom to the front of the property. Laminate flooring. Built in wardrobes. Access to ensuite



### ENSUITE

4'65" x 8'07" (1.42m x 2.46m)

Part tiled ensuite. Fitted shower cubicle, WC & WHB.

### BEDROOM 2

8'66" x 2'86" (2.64m x 2.86m)

Double bedroom to the front of the property. Built in wardrobes. Laminate flooring.



### BEDROOM 3

9'38" x 7'31" (2.86m x 2.23m)

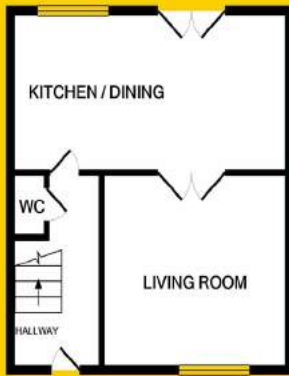
Single bedroom to the rear of the property. Laminate floor & top quality blinds.

### BATHROOM

6'26" x 6'33" (1.91m x 1.93m)

Fully tiled bathroom suite. Fitted bath, WHB, WC.





GROUND FLOOR



1ST FLOOR

## 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

James Dronney and he can be contacted on 01 4599288 or 086 1409043

Alternatively you can send an email to [James@raycooke.ie](mailto:James@raycooke.ie) and we will contact you.



## MORTGAGES

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For further information or advice, please call:  
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