

**FOR SALE**

BY PRIVATE TREATY

14 St. Edmunds Park  
Lucan  
Co. Dublin  
K78 D927



Three Bedroom End of Terrace  
c.139.4.sq.m /1,500.sq.ft



Price: €340,000

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this exquisite three bedroom end of terrace family home to the market with the added advantage of a GENEROUS ATTIC CONVERSION in the exclusive and ever sought after "St Edmunds" development. 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. Bright, spacious and meticulously maintained interior living accommodation of c. 1,500 sq ft comprises of entrance hallway, guest wc, lounge, kitchen/dining room with utility, three bedrooms, master bedroom ensuite, main family bathroom and converted attic room. No. 14 is a wonderfully spacious property with versatile living space and prime for a growing family. To the front you will find designated and visitors parking and to the rear is a sunny south-westerly facing garden attracting the sunshine throughout the summer months. Must be seen to appreciate the true quality on offer

- Call Ray Cooke Auctioneers to register your interest today.

## FEATURES

- c. 1,500 sq ft
- 3/4 bed property
- BER B3
- Management fee c. 700 per annum
- Immaculate condition throughout
- Alarmed
- Gas fired central heating
- Open plan kitchen/dining room with utility
- Quartz worktops
- Three spacious bedrooms on first floor
- Master bedroom ensuite
- Large converted attic (ideal fourth bedroom)
- Fully tiled family bathroom
- Sunny south-west facing rear garden
- Designated & visitors parking to front
- Exclusive and highly sought after development
- Immediate access to N4
- M50 motorway merely minutes by car
- Liffey Valley Shopping Centre within walking distance
- Management fee c. 700 per annum
- Viewing highly advised!



## ACCOMMODATION

### HALLWAY

Laminate flooring, access to lounge, guest w.c and kitchen dining area.

### LOUNGE

17'0" x 11'4" (5.2m x 3.5m)

Laminate flooring and feature fireplace.

### KITCHEN/DINING

16'4' x 14'7" (5m x 4.5m)

Fitted kitchen with granite worktop, tiled floor, access to utility room and sliding door to rear.



### BEDROOM 1

13'7" x 8'8" (4.2m x 2.7m)

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

### BEDROOM 2

14'4" x 8'5" (4.4m x 2.6m)

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



### BEDROOM 3

12'1" x 6'8" (3.7m x 2.1m)

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

### BATHROOM

6'5" x 6'2" (2m x 1.9m)

Fully tiled, fitted with wc, whb and bath with shower.



### ATTIC

17'7" x 11'4" (5.4m x 3.5m)

Converted attic room ideal for a variety of uses, carpet to floor, eaves storage and rear sky light.

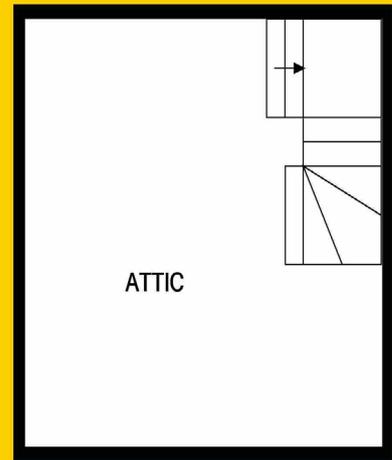
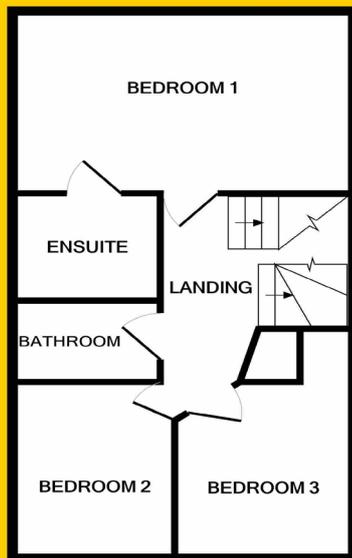
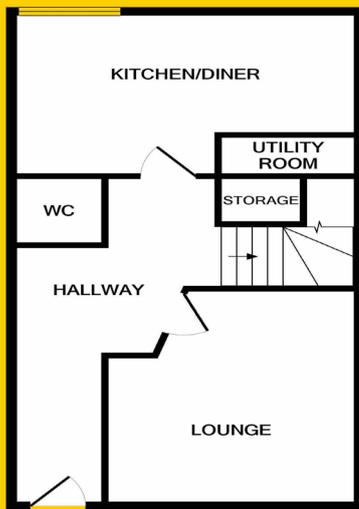
### OUTSIDE FRONT

Designated and visitors parking, manicured lated areas.

### OUTSIDE REAR

Walled and fenced, lawn and cobblelock areas and sunny westerly aspect.





## 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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084

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



## MORTGAGES

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