



15 Bewley Avenue, Willsbrook Woods,
Lucan, Co. Dublin K78 WY94

BER C2

Morrison
Estates



FOR SALE BY PRIVATE TREATY

An appealing, modern semi detached 4 bedroom family home with a bright refreshed interior set out in a great location within this prime upmarket family development close to green area with easily managed rear garden and off street parking to front.

Bewley Avenue within Willsbrook Woods is a sought after established upmarket family residential development which is superbly located close to neighbourhood retail and service outlets and a selection of the very best schools nearby. Willsbrook Park and Hermitage Park are also situated nearby with a variety of sporting amenities catered for. Lucan Village with its mix of boutique shops and eateries and Liffey Valley shopping centre are also a short distance away. Public transport is excellent to and from the city centre via Dublin Bus with a bus stop only a few minutes walk away. Also within close proximity is access to N4/M4/M50/M7 and M8, as well as QBC and Nitelink allowing easy access to all major route ways.

This property offers a buyer an immediate walk in opportunity as a blank canvas with exceptionally well proportioned accommodation throughout. The accommodation comprises of entrance hallway with guest w.c., Living room with interconnecting doors to dining area/family room with door to a bright & spacious kitchen/breakfast room and a separate utility room. On the first floor there are four generously proportioned bedrooms (master bedroom en-suite) and a main family bathroom.

FEATURES INCLUDE:

- Bright well laid out accommodation: c. 120 Sq. M (1291 Sq. Ft)
- Recently redecorated with tasteful neutral colour schemes throughout
- Timber floors throughout ground floor areas and varnished floors upstairs throughout.
- Kitchen appliances namely oven, hob, extractor fan and dishwasher are included in the sale
- Utility room with washing machine and dryer included
- Gas Fired Radiator Central Heating
- Double Glazed Windows
- Digital Security Alarm
- Lawned rear garden
- Off- Street Parking
- Close to the N4, M50 and a wealth of local amenities

ACCOMMODATION

Reception Hallway: 6.50m x 1.89m, with hardwood panelled entrance door, timber floor, digital burglar alarm panel, ceiling coving, lighting, understairs storage area, guest WC, door to

Living Room: 4.14m x 2.95m, with timber flooring, fireplace with wooden surround, bay window overlooking front aspect, ceiling coving and lighting, double doors to

Dining Room: 6.08m x 5.38m overall, with timber flooring, window overlooking rear aspect, door to

Kitchen with extended dining area: 6.37m x 2.81m with an extensive range of built-in hand kitchen units and presses, built-in oven and four ring gas hob, dishwasher, provision for fridge/freezer, stainless steel sink unit, extended dining area with pitch ceiling and velux window feature and door to rear garden

Utility Room: 1.57m x 1.31m with countertop and washing machine, Dryer, Prima gas boiler, window to side

Guest WC: 1.55m x .77m with white suite and window to side

UPSTAIRS THERE ARE FOUR BEDROOMS:

Master Bedroom: 5.24m x 3.25m, with wooden floor, built-in wardrobes and built in drawer units, bay window feature to front aspect, door to

Ensuite: 1.99m x 1.64m with white suite, timber floor

Bedroom 2: 3.28m x 3.10m with wooden floor, window to rear aspect and built-in wardrobe

Bedroom 3: 2.83m x 2.75m with wooden floor, window to rear aspect and built in wardrobe

Bedroom 4: 2.84m x 2.34m with wooden floor, window to front aspect

Bathroom: with white suite comprising bath with electric shower over, wash hand basin, wc, part tiled walls and wooden floor, window to side aspect

Shelved Hotpress with dual immersion

OUTSIDE

To the front, there is a cobblelock driveway with off street parking. Gated side access to rear garden which is laid out with lawned garden and storage shed.

BER DETAILS

C2

BER Number:

113661490

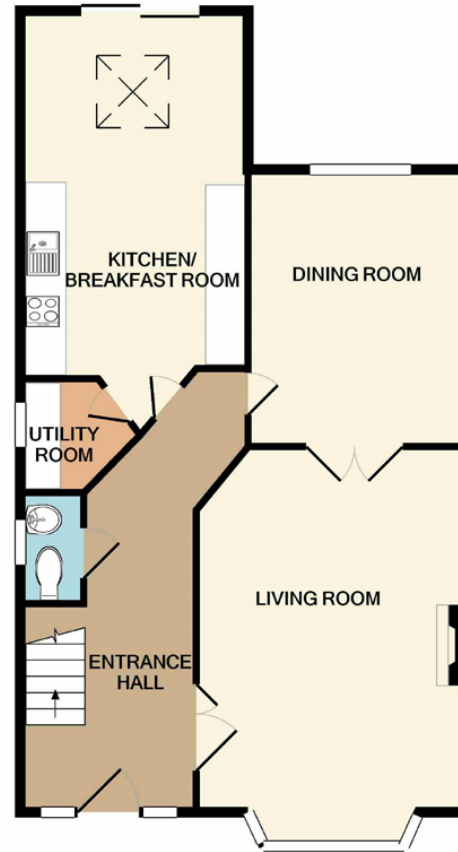
EPI:

190.27 kWh/m²/yr

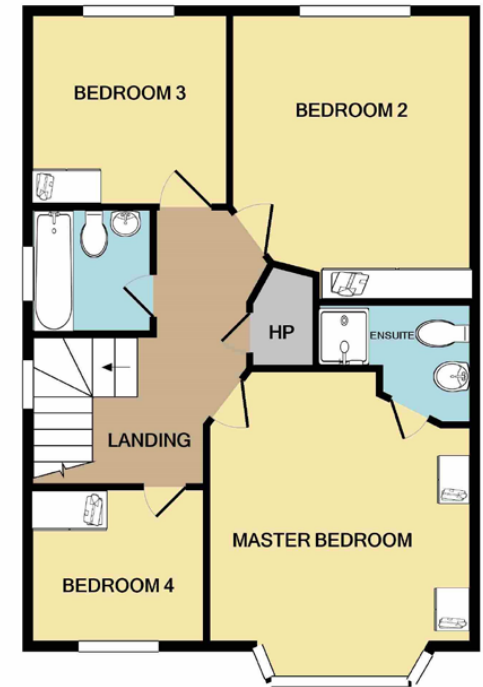
VIEWING:

By prior appointment.





GROUND FLOOR



1ST FLOOR

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