



## FOR SALE BY PRIVATE TREATY



### 35 Liffey Rise Liffey Valley Park Lucan Co Dublin K78 N244

Excellent 3 bed semi-detached residence in cul-de-sac position in this popular estate close to all amenities. This is a superb property ideally suiting first time buyers, families or investors equally. It is well laid out internally with an open plan layout on the ground floor and a superb attic conversion providing a great storage area of almost 18 sq.m (195 sq.ft).

The 'white' kitchen appliances, including fridge/freezer, oven & hob, washing machine, drier & dish-washer are all included. The rear garden has been very well maintained by the current owners with a wonderful deck area, useful garden shed and greenhouse all included. Prime location, with schools, shops, public transport & leisure facilities all within easy reach. Viewing is highly recommended!

## ASKING PRICE €257,500

PSR licence number 001731

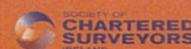
**CAREY AUCTIONEERS**

• Chartered Surveyors • Auctioneers • Valuers

Innfield House, Enfield, Co. Meath.

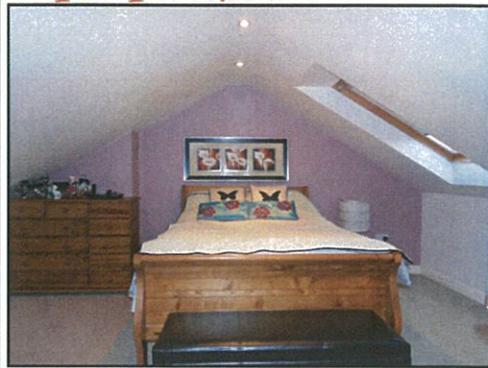
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ACCOMMODATION		
Entrance Hall		With semi-solid wood floor, alarm keypad, carpet stairs, under stairs storage
Sitting room	4.66m x 4.0m	With semi-solid wood floor, attractive centre light fitting, ceiling covering, solid fuel wood burning stove, double doors opening to the kitchen/dining room
Kitchen / Dining room	5.32m x 3.7m	With a combination of tiled & semi-solid flooring, fitted kitchen with breakfast bar, rear door to garden, oven & hob, fridge/freezer, washing machine, drier & dish washer all included
Landing		With carpet flooring & hot-press stairs to attic storage
Bedroom 1	4.05m x 2.79m	Front master bedroom with carpet flooring, built-in wardrobes
En-suite		With T&G flooring, wc, whb & shower
Bedroom 2	3.52m x 3.4m	Front single room with T&G flooring & built-in wardrobe,
Bedroom 3	2.56m x 2.22m	Front single room with T&G flooring & built-in wardrobe
Bathroom		Tiled walls & flooring, bath, electric shower, wc & whb
Attic storage	4.41m x 4.16m	With carpet flooring
Outside		Off street parking with easily maintained front garden, well maintained rear garden with attractive decking area, useful garden shed & glasshouse included



**FEATURES**

- Spacious property
- c95 sq.m/c1,022 sq.ft
- Off street parking
- Superb attic area c18 sq.m / c195 sq.ft
- Great family location
- Kitchen appliances included in sale
- Useful garden shed & glass house included
- Superb investment/family home



**DIRECTIONS**

Liffey Valley Park is accessed off Ballyowen Road, from Junction 3 on the N4 Lucan Road. GPS (from Google Maps) 53.350980, - 6.413608. .

