

**FOR SALE**

BY PRIVATE TREATY

**4 Droim Na Coille Court  
Ballyowen Lane  
Lucan  
Co. Dublin  
K78C672**



Four Bedroom Semi Detached  
c. 169.5sq.m / 1,825sq.ft



**Price: €349,000**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent Four-bedroom semi-detached family home to the market in Drom Na Coille Court, Ballyowen, Lucan. Drom Na Coille is a very established and popular development which is renowned for its well-proportioned homes, no 4 is located on a lovely quite cul de sac. It is always in high demand due to its close proximity to Lucan Village and an abundance of local amenities including Liffey Valley shopping centre, schools and leisure facilities. This location is well services by major bus routes and is minutes' drive from the N4 and easy access to the M50.

Having been extended this property offers a very spacious internal living accommodation of c. 1825 sq ft comprising of. Entrance hall, w.c, sitting room, dining/ lounge room, kitchen, and a bright spacious sun room. On the first floor, there are 3 spacious rooms including 1 en suite and the main family bath, following on to the second floor the attic has been converted to a large double room with en suite. The rear door leads out to a low maintenance rear garden with a new garden shed, not over looked and is a real sun trap.

The property has been extremely well maintained and boasts an endless list of additional features including gas fired central heating with a new heating system, stunning living space and built in wardrobes. This one is certain to be a hit with first time buyers or anyone looking to upgrade to a larger family home. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 1825 sq ft
- BER C1
- Fully alarmed
- 4 Large Bedrooms
- Excellent condition
- Extended + Large Attic conversion
- Extra-large living room
- Living room
- Dining room
- Sun room
- Recently extended
- Double Glazed windows
- Private rear garden with side access
- Peaceful setting – quite cul de sac
- Off street parking for multiple cars
- Highly sought-after development
- Within easy reach of Lucan Village
- Viewing highly advised



## ACCOMMODATION

### HALLWAY

18'7" x 6'8" (5.7m x 2.1m)

Laminate flooring with access to living room, kitchen, wc and stairs.

### LOUNGE

17'7" x 11'8" (5.4m x 3.6m)

Laminate flooring with gas fire and access to dining room.

### KITCHEN

10'0" x 20'9" (3.06m x 6.4m)

Laminate flooring, fitted kitchen with access to utility room, dining room and sun room.



### DINING/LIVING ROOM

15'0" x 9'1" (4.6m x 2.6m)

Laminate flooring with access to lounge, sun room and kitchen area.



### BEDROOM 1

15'0" x 5'5" (4.6m x 2.6m)

Laminate flooring with access to ensuite and built in wardrobes.

### ENSUITE

4'9" x 5'9" (1.5m x 1.8m)

Tiled flooring with wc, wash hand basin and shower.



### BEDROOM 2

10'1" x 12'1" (3.1m x 3.7m)

Carpet flooring with built in wardrobes.

### BEDROOM 3

6'8" x 7'5" (2.1m x 2.3m)

Laminate flooring with built in wardrobes.

### BATHROOM

6'8" x 9'5" (2.1m x 2.9m)

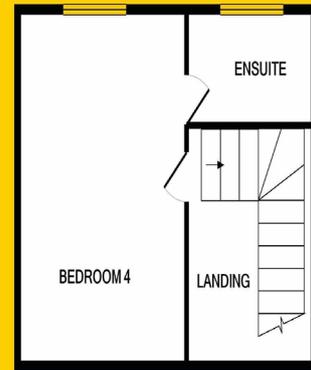
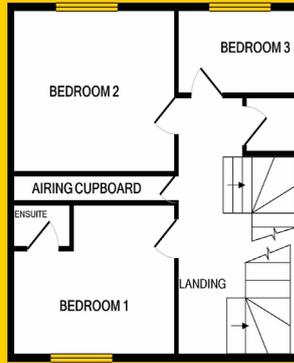
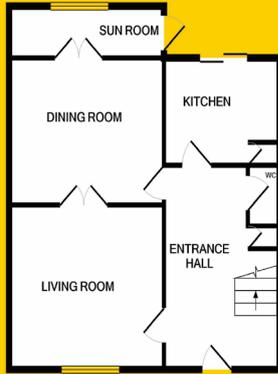
Tiled flooring and walls with wc, wash hand basin and extra large shower.

### ATTIC

19" x 12'1" (5.8m x 3.7m)

Carpet flooring with fitted wardrobes and access to ensuite.





## 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

Alanna Tyrrell and she can be contacted on 01 4030720 or 0860606879

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



## MORTGAGES

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