

FOR SALE

BY PRIVATE TREATY

35 Mount Andrew Court
Lucan
Co Dublin
K78EK63



Four Bedroom Semi Detached
c.139.4sq.m. /1,500sq.ft.



Price: €369,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this exquisite 4/5 bedroom semi-detached property to the market within the exclusive and ever sought after Mount Andrew 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 with guest wc, open plan kitchen/dining room, utility room, large lounge, 4 spacious bedrooms, master ensuite and main family bathroom. A clever staircase from the first floor landing leads to a spacious attic conversion which is currently in use as a fifth bedroom. To the front you will find a well maintained lawned area and to the rear is a stunning garden with an enviable sunny orientation attracting the sun throughout the summer days. No. 35 has been meticulously maintained and upgraded by its current owners and boasts an endless list of striking features including built in wardrobes, a brand new gas boiler and upgraded interior flooring. Perfect for first time buyers or those trading up to the ultimate family home - Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- c. 1,500 sq ft
- BER C2
- Immaculately presented throughout
- Gas fired central heating
- Brand new gas boiler
- Handy utility room off kitchen
- Double glazed windows
- Stunning open plan kitchen dining room with polished porcelain tiling
- 5 bed 3 bath
- Top quality built in wardrobes
- Fully tiled bathroom suite
- Ensuite off Master Bedroom
- Stunning blinds and curtains throughout
- Attic conversion
- Rear garden not overlooked
- Ample parking to the front
- Well maintained front and rear gardens
- Exclusive and highly sought after development
- Immediate access to N4
- M50 motorway mere minutes by car



ACCOMMODATION

KITCHEN/DINER

19'6" x 20'3" (6m x 6.2m)

Open plan room to rear of the property, tiled floor and splashback, floor and eye level units and double doors to rear garden.

LOUNGE

18'7" x 12'4" (5.7m x 3.8m)

Spacious room with stunning fireplace, bay window to front and top quality blind and curtain, top quality flooring

UTILITY ROOM

4'9" x 5'5" (1.5m x 1.7m)

Useful room with fittings for washing machine and brand new boiler.

BEDROOM 1

10'4" x 7'5" (3.2m x 2.3m)

Single room to front of the property, built in wardrobes, top quality blinds and curtains, laminate floor.

BEDROOM 2

10'4" x 15'4" (3.2m x 4.7m)

Double room to front of the property, built in wardrobe, laminate floor and access to ensuite.

ENSUITE

7'8" x 4'2" (2.4m x 1.3m)

Part tiled with wc, wash hand basin and shower cubicle.

BEDROOM 3

9'5" x 9'5" (2.9m x 2.9m)

Double room to rear of the property, built in wardrobe, laminate floor, top quality blind and curtain.

BATHROOM

5'9" x 6'2" (1.8m x 1.9m)

Part tiled with full bath, wc and wash hand basin.

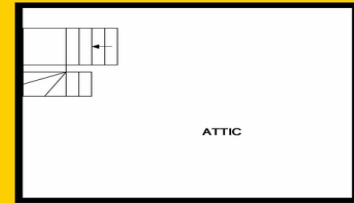
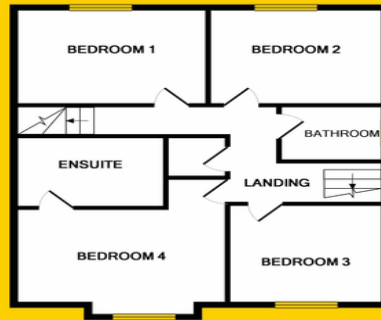
BEDROOM 4

8'8" x 7'2" (2.7m x 2.2m)

Double room to rear of the property, built in wardrobe, laminate floor, top quality blind and curtains.



FLOOR PLANS



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 4599 288 or 086 140 9043.

Alternatively you can send an email to james@raycooke.ie and he will contact you in due course.



MORTGAGES

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For further information or advice, please call:
01 6875800

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CLONDALKIN

(Head Office)
3 Main Street,
Clondalkin, Dublin 22

T +353 (0)1 40 30 720
E clondalkin@raycooke.ie

TALLAGHT

6 Village Green,
Tallaght,
Dublin 24

T +353 (0)1 45 99 288
E tallaght@raycooke.ie

TERENURE

98 Terenure Road North,
Terenure,
Dublin 6W

T +353 (0)1 68 75 800
E terenure@raycooke.ie

FINGLAS

Unit FM10,
Finglas Village Centre,
Finglas, Dublin 11

T +353 (0)1 54 11 455
E finglas@raycooke.ie



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