

FOR SALE

BY PRIVATE TREATY

**35 Liffey Terrace
Liffey Valley Park
Lucan
Co. Dublin
K78 TD65**



Three Bedroom Mid Terrace
c.95sq.m



Price: €335,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this excellent three bedroom mid terrace home to the market on Liffey Valley Park, Lucan, Co Dublin. Liffey Terrace is a very established and popular development which is renowned for its well-proportioned homes. 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 serviced by major bus routes and is minutes' drive from the N4 and easy access to the M50.

Having been very well cared for by the current owners, this property offers a very spacious internal living accommodation of c.95sqm ft comprising of entrance hall, guest w.c, living room, open plan dining / kitchen. On the first floor, there are 3 spacious rooms including master en suite and the main bathroom. To the rear of the property you will find a low maintenance rear garden, this south facing sun trap will make the ideal area for outdoor dining and entertaining, to the front you will find ample parking. The property has been extremely well maintained and boasts an endless list of additional features including gas fired central heating, feature fireplace & stunning living room . This one is certain to be a hit with all viewers. Early interest is sure to be seen, Call Ray Cooke Auctioneers for further information or to arrange viewing!

FEATURES

- BER C3
- C. 95 sqm
- 3 bed | 3 bath
- Mid terraced home
- Double glazed windows
- Sunny south facing garden
- Open plan kitchen dining room
- Bright and spacious living room
- 3 large bedrooms
- Main bathroom alone with master en suite and downstairs guest w.c
- Peaceful mature setting
- Within easy reach of all major transport links
- Viewing highly advised
- Call Ray Cooke Auctioneers today to arrange a private viewing!



ACCOMMODATION



HALLWAY

11'4" x 5'9" (3.5m x 1.9m)

Tiled flooring, carpet stairs and landing.

LOUNGE

15'4" x 11'4" (4.7m x 3.5m)

Laminate flooring, open feature fireplace, large windows to the front of the property.

KITCHEN

17'7" x 12'1" (5.4m x 3.7m)

Tiled flooring, fitted kitchen, tiled backsplash, fitted island.



GUEST WC

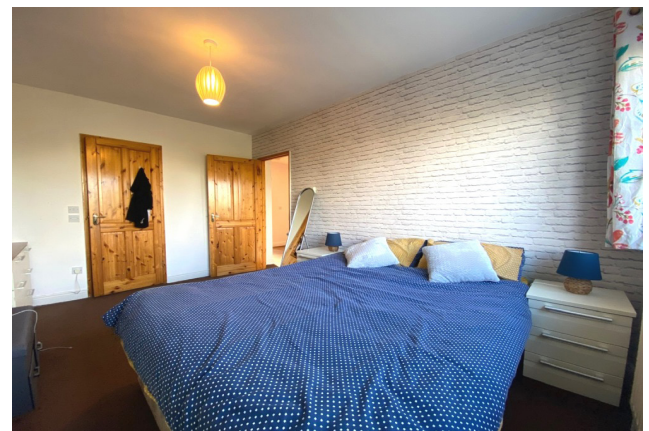
3'6" x 4'9" (1.1m x 1.5m)

Tiled flooring with WC and wash hand basin.

BEDROOM 1

10'4" x 13'7" (3.2m x 4.2m)

Fitted wardrobes, carpet flooring with en-suite with WC, shower wash hand basin.



BEDROOM 2

8'2" x 10'8" (2.5m x 3.3m)

Laminate flooring with fitted wardrobes to the rear of the property.

BEDROOM 3

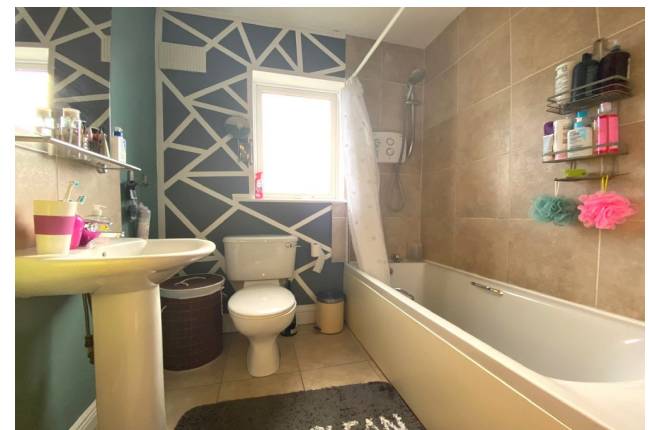
9'8" x 7'2" (9.8m x 7.2m)

Carpet flooring and built in wardrobes.

BATHROOM

8'2" x 6'2" (2.5m x 1.9m)

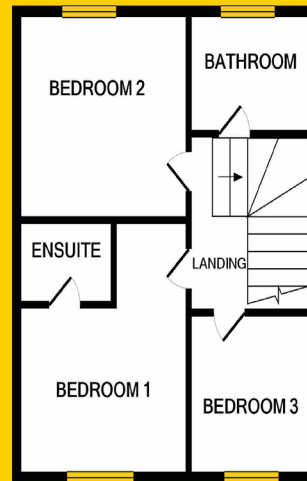
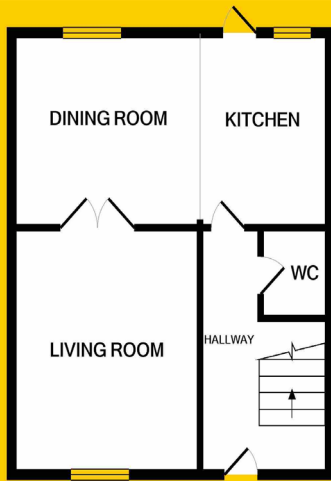
Tiled flooring and wet areas, WC, wash hand basin, triton shower



REAR GARDEN

Low maintenance, south east facing garden.





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 086 0606879**

Alternatively you can send an email to **Alanna.tyrrell@raycooke.ie** and we will contact you.



MORTGAGES

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