

FOR SALE

BY PRIVATE TREATY

**9 Foxborough Road
Lucan
Co. Dublin
K78A439**



Three Bedroom Semi Detached
c.95.0sq.m / 1,023sq.ft

BER TBC

Price: €285,000

PSR Licence Number 002307

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this fine three-bedroom semi-detached family home to the market within the mature location of Foxborough Road, Lucan. This particular location is next to none as it finds itself within arm's reach of The M50 Motorway, Liffey Valley Shopping Centre and a vast array of local amenities including shops, sports & leisure facilities and a choice of primary & secondary schools.

Bright and spacious living accommodation of c. 1023 sq ft comprises of entrance hallway, lounge, open plan kitchen/dining room, with an extended living area to the rear leading to the bright and spacious low maintenance rear garden. Upstairs you will find the master bedroom with adjoining en suite along with two other bedrooms and main family bath. The front of the property there is ample space providing off street parking.

Having been designed by a professional interior designer this property is ready and waiting for a first-time buyer looking for their dream home! 0

Interest is expected to be high, get in touch today for more information.

FEATURES

- c. 1023 sqft
- BER – TBC
- Turn Key condition
- Professionally interior designed
- Double Glazed windows
- Open plan family living
- Highly sought-after location
- Karndean design flooring (Kaleidoscope Apex) throughout the ground floor
- Three generous bedrooms Inc. master ensuite
- Within minutes of Liffey Valley Shopping Centre
- M50 motorway within arm's reach
- Prime for first time buyers
- Viewing highly advised!



ACCOMMODATION



HALLWAY

16'0" x 5'9" (4.9m x 1.8m)

Karndean flooring with access to lounge, kitchen and dining area.

LOUNGE

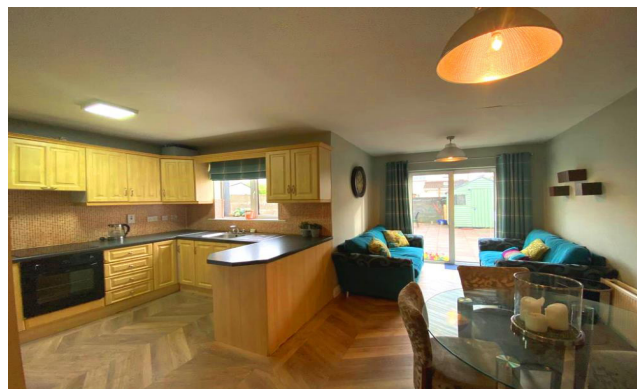
17'0" x 10'1" (5.2m x 3.1m)

Karndean flooring with open fire and double doors into the kitchen, dining and rear garden areas.

KITCHEN/DINING ROOM

16'7" x 16'8" (5.1m x 5.3m)

Karndean fitted kitchen with access to the rear garden.



GUEST WC

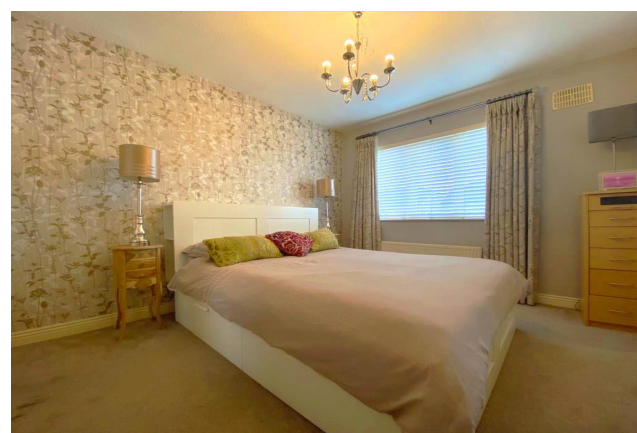
5'5" x 2'9" (1.7m x 0.9m)

Karndean flooring with wc and wash hand basin.

BEDROOM 1

10'1" x 13'1" (3.1m x 4m)

Double bedroom to the rear of the property with fitted wardrobes and access to ensuite.



BEDROOM 2

11'1" x 8'8" (3.4m x 2.7m)

Double bedroom to the front of the property, with carpet flooring and fitted wardrobes.

BEDROOM 3

7'4" x 7'4" (2.3m x 2.3m)

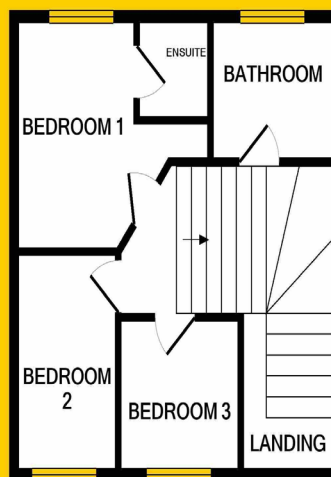
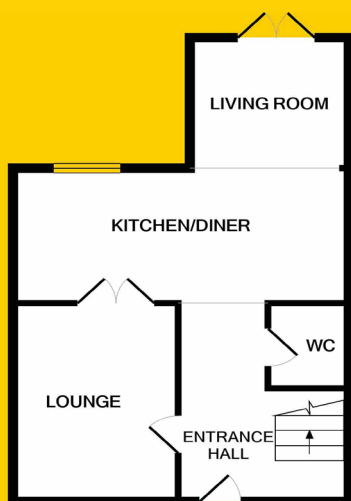
Single bedroom to the front of the property with carpet flooring and fitted wardrobes.

BATHROOM

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

Fitted with WC, wash hand basin bath and shower, tiled flooring and wet areas..





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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For further information or advice, please call:
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