

FOR SALE

BY PRIVATE TREATY

**8 Esker Meadow Court
Lucan
Co Dublin
K78AE61**



Three Bed Semi Detached House
c. 111.5 sq.m / 1200.18 sq.ft

BER TBC

Price: €335,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS take great pleasure in presenting this exquisite three bedroom family home to the market located on Esker Meadows, Lucan. Situated in the highly sought after St Marys Parish, superb location for schools with many schools within walking distance including the popular Gale Scoil. The location is second to none as every conceivable amenity can be found within walking distance including local shops, shopping centres, primary & secondary schools, churches, bars and leisure facilities. Lucan village and Liffey Valley shopping centre is only a short walk away and there are a number of options for public transport routes within the area. Interior living accommodation of c. 1,200 sq. ft. comprises of entrance hallway, guest w.c, lounge, living room, kitchen/dining room, including sunroom, three generously sized bedrooms and main family bathroom. No. 8 is presented in immaculate condition with a fabulous rear garden not over looked. There was no expense spared when designing this family home. The perfect family home, in turn key condition. Viewing Highly advised!!

FEATURES

- C 1200sqft
- BER – TBC
- Double glazed windows
- Open plan living
- Renovated downstairs W.C
- Solid wooden floors in living space
- Large bay window in living room
- Additional sun room to rear
- XL garden not over looked
- Velux window in sun room
- Bespoke Fitted kitchen with unique backsplash
- Large cobble locked drive way to fit 2 cars
- Immaculate presented family home
- Located in a quite mature residential development
- Gas fired central heating



ACCOMMODATION

HALLWAY

5'5" x 17'0" (1.7m x 5.2m)

Tiled to floor access to living room, kitchen and downstairs wc.

LOUNGE

10'9" x 17'2" (3.3m x 5.2m)

Solid wooden floor access to dining and kitchen, double doors.

KITCHEN/DINING ROOM

16'7" x 18'7" (5.1m x 5.7m)

Tiles to floor, splash back, bespoke fitted kitchen, solid wooden floor, access to living room and sun room.

BATHROOM

8'5" x 5'2" (2.6m x 1.6m)

Tiles to floor, bath, wc, shower and wash hand basin.

BEDROOM 1

15'0" x 10'1" (4.6m x 3.12m)

Laminate floor, built in wardrobe access to ensuite, large bay window.

BEDROOM 2

11'1" x 10'4" (3.4m x 3.2m)

Large room, built in wardrobe, laminate floor.

BEDROOM 3

9'1" x 6'5" (2.8m x 2m)

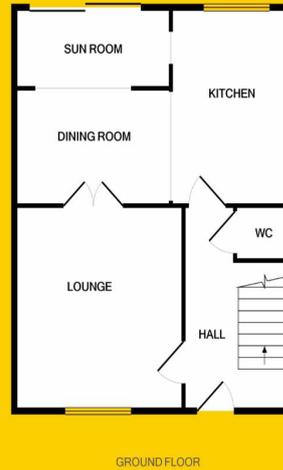
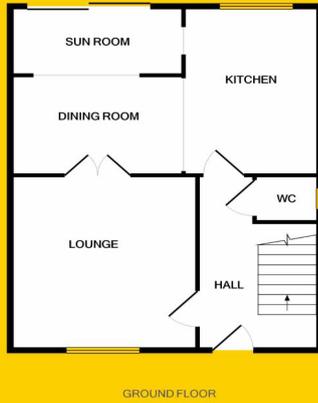
Laminate floor, built in wardrobes.

BEDROOM 4

12'7" x 9'5" (3.9m x 2.9m)

Double room to front of property, carpet flooring built in wardrobe.





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 Tyrell and he can be contacted on 01 4030720 or 087 086 0606879

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



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