

**FOR SALE**

BY PRIVATE TREATY

**13 Earlsfort Avenue  
Lucan  
Co. Dublin  
K78RC97**



Three Bedroom Semi Detached  
c.92.9.sq.m /1,000.sq.ft

**BER** TBC

**Price: €269,950**

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

## DESCRIPTION

RAY COOKE AUCTIONEERS proudly present this three bedroom semi detached property to the market within the exclusive and ever sought after Earlsfort development, Lucan. 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 and spacious interior living accommodation of c. 1,000 sq. ft. comprises of entrance hallway with storage room, open plan kitchen/dining room with fully fitted kitchen, large lounge, two good size double bedrooms, one single bedroom and main family bathroom. To the front you will find off street parking for multiple cars and to the rear is a low maintenance sunny garden. No. 13 is a deceptively spacious property and boasts an endless list of striking features including built in wardrobes, gas fired central heating and a large side entrance. To be seen is to be appreciated! Call Ray Cooke Auctioneers for further information or to arrange viewing!

## FEATURES

- c. 1,000 sq. ft.
- Well presented throughout
- Gas fired central heating
- Double glazed windows
- 3 bed 1 bath
- Built in wardrobes
- Fully tiled bathroom suite
- Ample parking for 2 cars to the front
- Low maintenance rear
- Exclusive and highly sought after development
- Immediate access to N4
- M50 motorway mere minutes by car
- Liffey Valley Shopping Centre within striking distance
- Viewing highly advised!



## ACCOMMODATION

### LOUNGE

11'1" x 18'7" (3.4m x 5.7m)

Spacious room with tiled flooring, fireplace with timber surround and double doors to rear garden.

### KITCHEN

17'0" x 15'0" (5.2m x 4.6m)

Open plan with floor and eye level units, tiled flooring and access to rear garden garden.



### BEDROOM 1

Single bedroom to the front of the property built in storage and laminate flooring.

### BEDROOM 2

13'4" x 10'1" (4.1m x 3.1m)

Double bedroom to the front of the property built in storage and laminate flooring.



### BEDROOM 3

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

Double bedroom to the rear of the property with built in storage and laminate flooring.



### BATHROOM

5'5" x 7'2" (1.7m x 2.2m)

Fully fitted bathroom with w.c., w.h.b and bath with tiled flooring and walls.

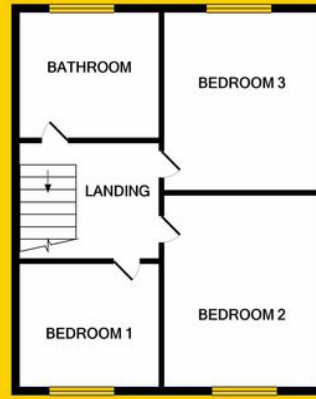
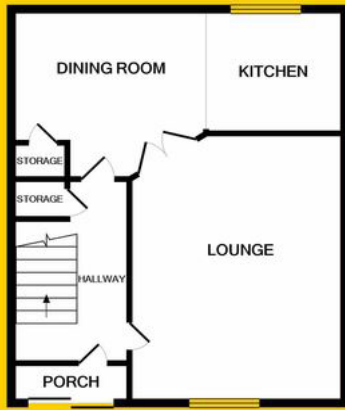
### REAR

Low maintenance garden with raised area perfect for summer dining.

### FRONT

Cobblelock driveway with ample parking for multiple cars.





## 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 Droney and he can be contacted on 01 4599288 or 086 1409043

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



## MORTGAGES

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