

FOR SALE

BY PRIVATE TREATY

**44 Liffey Close
Lucan
Co. Dublin
K78NY68**



Three Bedroom Semi Detached
c.99.9.sq.m /1,075.sq.ft

BER C1

Price: €289,000

raycooke.ie

DESCRIPTION

RAY COOKE AUCTIONEERS are delighted to present this superb three bedroom semi detached family home to the market on the quaint cul de sac of Liffey Close, Lucan. Liffey Valley Park is an exclusive and highly sought after development which finds Liffey Valley Shopping Centre within walking distance and the N4/M50 road networks within arm's reach; the location is truly second to none. Internal living accommodation of c. 1,075 sq ft comprises of entrance hallway with guest wc, lounge, L-shaped kitchen/dining room, three bedrooms, main family bathroom and master bedroom ensuite. No. 44 has been freshly painted from head to toe and is presented in immaculate condition, completely ready to walk into. To the front there is ample off street parking and the private rear garden is perfect for outdoor entertainment and child's play. Viewing is highly advised - Call Ray Cooke Auctioneers to arrange viewing.

FEATURES

- c. 1,075 sq ft
- BER C1
- Gas fired central heating
- Double glazed windows
- Freshly painted throughout
- Open plan L-shaped kitchen/dining room
- Fitted kitchen with additional storage units
- Three generous bedrooms
- Master bedroom with ensuite
- Plenty of wardrobe space
- Off street parking to front
- Large rear garden
- Exclusive and highly sought after development
- Immediate access to N4
- M50 motorway mere minutes by car
- Liffey Valley Shopping Centre within walking distance
- Viewing highly advised!



ACCOMMODATION



HALLWAY

Wooden Floor, alarm and access to en-suite.

LOUNGE

New feature fireplace, wooden floor, designer radiators, TV points and double door leading into the kitchen.

KITCHEN

L-Shaped open plan kitchen, tiled flooring, all modern facilities, newly fitted kitchen and french doors into backyard.

DOWNSTAIRS WC

Fully tiled with w/c and whb.

BEDROOM 1

Double bedroom located to the rear, wooden floor, built in wardrobes and access to en-suite.

BEDROOM 2

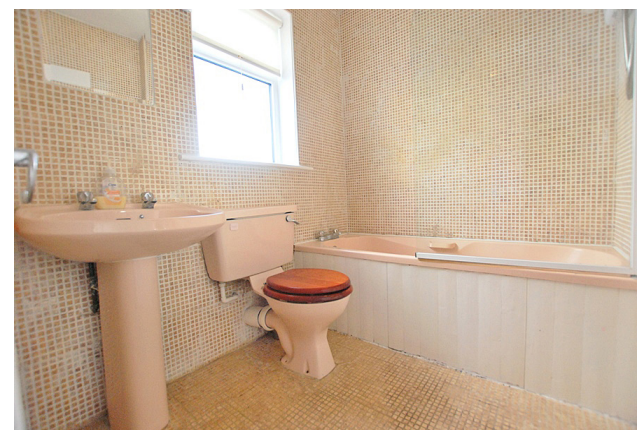
Double bedroom, located to the front, wifi point, wooden floor and built in wardrobes.

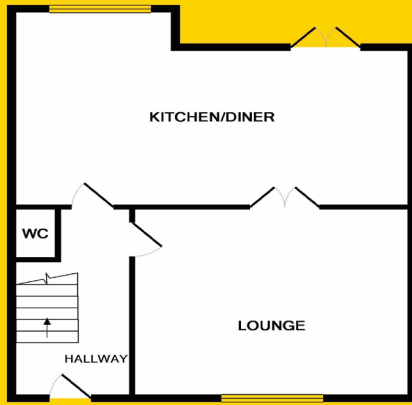
BEDROOM 3

Single bedroom located to the front, wooden floor and built in wardrobes.

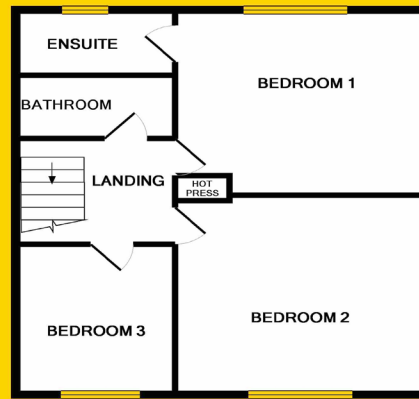
BATHROOM

Tiled floor to ceiling, bath with triton power shower, wc and whb.





GROUND FLOOR



1ST FLOOR

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

Ross McHugh and he can be contacted on 01 4030720 or 087 1368084.

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



MORTGAGES

- Pre-approved Mortgage
- Expert Mortgage Advice
- Cheapest Interest Rates
- Choice of Lenders



For further information or advice, please call:
01 40 30 720 or 087 99 44 036

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