



For Sale *By Private Treaty*

**13 Dun Emer Road
Lusk
Co. Dublin
K45 N409**

4 Bedroom | 3 Bathroom | Semi Detached | 136 sq.m

Guide Price: €375,000



Scan to view Property



Description

RAY COOKE AUCTIONEERS proudly present this fantastic four bedroom semi-detached family home to the market in the highly sought after Dun Emer Road, Lusk.

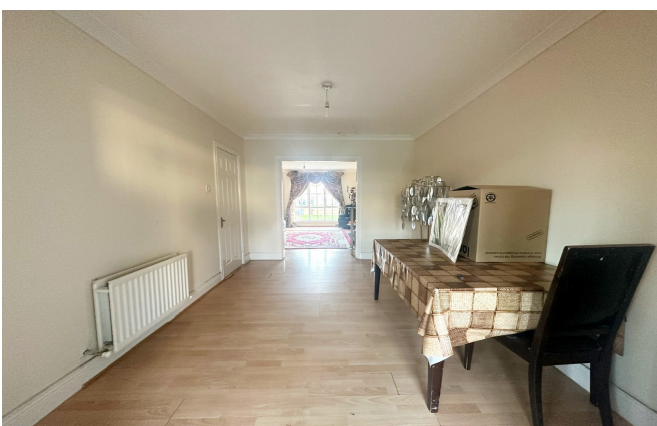
Dun Emer is a highly popular estate located in the quaint village of Lusk, a small picturesque village situated convenient to both Skerries and Rush and within easy commuting distance to Dublin Airport and the City Centre. The area is well serviced by Dublin Bus and is only a short distance from Lusk train station and the M1 motorway.

Bright and spacious living accommodation of c.136 sqm comprises of entrance hall, large living room with feature fireplace, dining room, tiled fully fitted kitchen with dining area, guest WC all located on the ground floor. Upstairs hosts 4 generous bedrooms with built in wardrobes, master with ensuite and a main family bathroom. No. 13 boasts gas fired central heating, double glazed windows, quality flooring throughout, side entrance and a large sunny rear garden. This property is in good condition throughout and presents superb value for any buyer looking for a superbly located home.

This fantastic property is sure to interest buyers seeking a well maintained and superbly located home. An opportunity not to be missed; call Ray Cooke Auctioneers today for further information or to arrange viewing!!

Features

- c. 136 sqm
- BER B1
- 4 bed 3 bath
- Semi-detached family home
- Fully fitted kitchen
- Gas fired central heating
- Quality flooring throughout
- Sunny rear garden
- Side entrance
- Light filled interior
- Spacious lounge
- Double glazed windows throughout
- Master bedroom with ensuite
- Front driveway
- Peaceful development
- Bus routes within easy reach
- Lusk Village & Dublin Airport close by
- Viewing highly advised!



Accommodation

Hallway

2.2m x 5.3m

Timbre Flooring, Access to kitchen, living room and guest bathroom.

Living Room

3.8m x 5.3m

spacious living room to the front of the property with laminate flooring and featured fireplace.

Kitchen

6.1m x 6.5m

Tiled floor with eye level units, Access to the dining room and rear garden.

Dinning Room

3.8m x 4.2m

laminate flooring with access to the kitchen.

Bedroom 1

3.8m x 4.6m

Master Bedroom with built in wardrobes
Ensuite

1.5m x 1.8m

tilled flooring whb,wc and shower

Bedroom 2

3.0m x 2.8mm

Double bedroom with laminte flooring, built-in wardrobes.

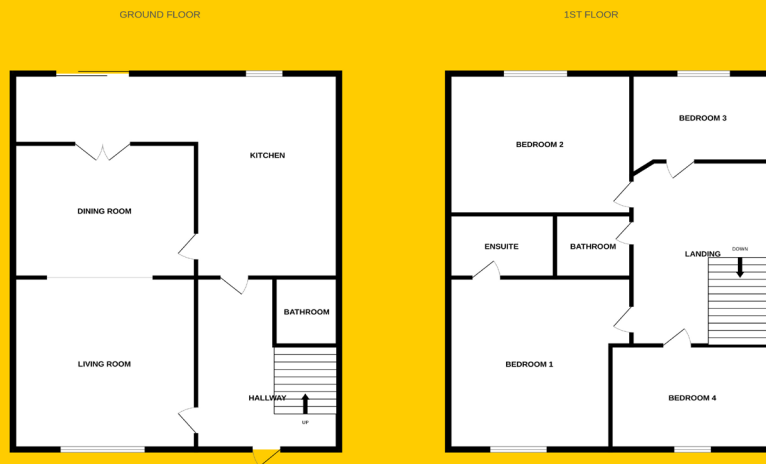
Bathroom

2.2m x 1.8m

Tiled Bathroom,WHB,WC and bath with shower



Floor Plans



Negotiator

Eimhin O'Donnell
John Sullivan
01 699 5050 or 086 046 9458

Email: john.sullivan@raycooke.ie



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.

Ray Cooke. Financial Services

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

Mortgages

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

Ray Cooke Financial Services Ltd is regulated by The Central Bank of Ireland.

Ray Cooke.

Residential & Commercial Property Advice

Sales | Lettings | Property Management | Valuations | Mortgages



These particulars are for guidance only and do not form part of any contract. While every care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm. © Ray Cooke 2016.