



For Sale By Private Treaty

16 Old Bridge Park,
Lucan,
Co. Dublin,
K78CH72

3 Bedroom | 3 Bathroom | Semi Detached | 101sq.m

Guide Price: €350,000



Scan to view Property



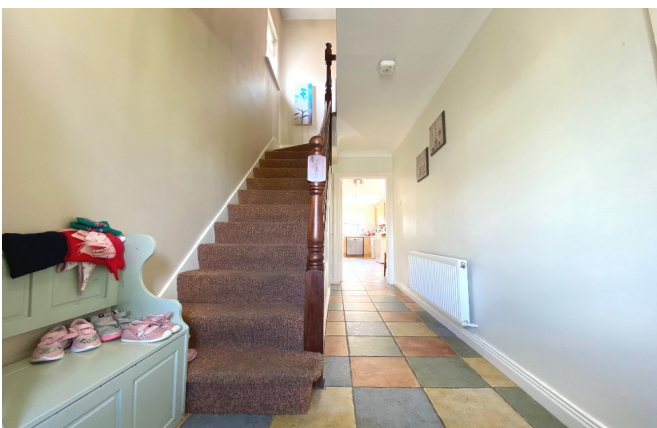
Description

RAY COOKE AUCTIONEERS proudly present this bright and spacious three-bedroom semi-detached home to the market within the mature location of Old Bridge Park, Lucan, Co Dublin . Number 16 is ideally tucked away on a quiet and mature road the ideal location for any growing family or first time buyer. 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. 101 Sqm comprises of entrance hallway, large lounge, guest w.c, open plan kitchen/dining room, spacious south facing low maintenance rear garden. Upstairs you will find the master bedroom with adjoining en suite along with two other bedrooms and main family bathroom. The front of the property there is ample space providing off street parking. This will be the idea family home given its location for any first time buyers.

Interest is expected to be high, please e mail or call to registered your interest for viewings.

Features

- BER C2
- C. 101 sqm
- Gas Fired Central Heating
- Semi detached property
- 3 bright and spacious bedrooms
- Guest W.C
- Master en suite and family bath
- Sunny south facing rear garden (a real sun trap)
- Gated side access
- Ideal location on a mature road
- Located only a short drive from large multi-national companies such as Pfizer, Arysza, Takeda and Intel



Accommodation

Entrance Hall
5.2m x 1.9m
Tiles to floor.

Lounge
5.3m x 3.4m
Laminate flooring with fire place

Kitchen/Dining room
5.4m x 6.2m
Tiled to floor with fully fitted kitchen.

Guest WC
1.0m x 1.5m.
Fully tiled with WC and WHB.

Bedroom 1
3.8m x 3.0m.
Double bedroom to the front of the property.
Carpet to floor and fitted wardrobes.

Ensuite
2.0m x 1.9m
Fully tiled with shower, WC and WHB.

Bedroom 2
3.3m x 3.0m
Double bedroom to the rear of the property with
carpet to floor and fitted wardrobes.

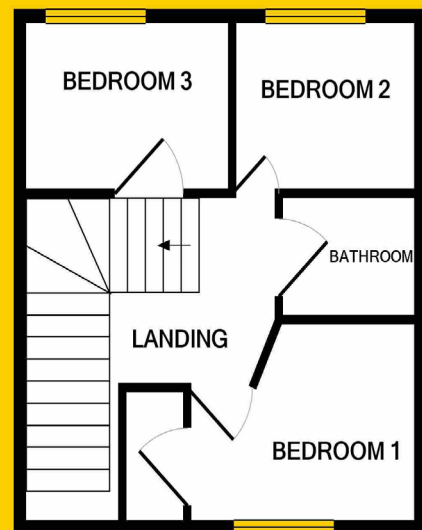
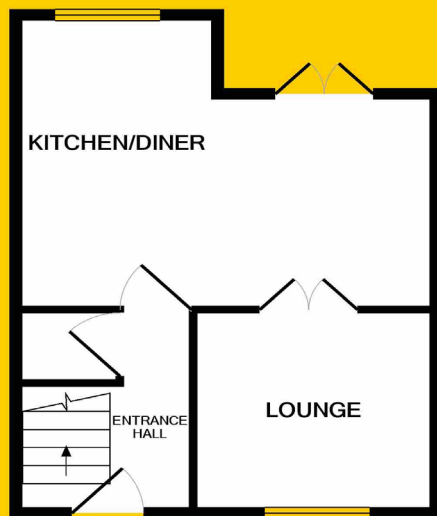
Bedroom 3
2.3m x 3.3m
Single bedroom to the rear of the property with
carpet to floor and fitted wardrobes.

Bathroom
2.0m x 2.2m
Fully tiled with bath, WC and WHB.

Rear Garden
South facing garden.



Floor Plans



Negotiator

Alanna Tyrrell
01 403 0720 or 086 060 6879

Email: Alanna.tyrrell@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.

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Please call: 01 40 30 720 or 087 99 44 036

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