



**For Sale** By Private Treaty

25 The Paddocks Place  
Lucan  
Dublin 22  
K78 RN41



Scan to view Property

3 Bedroom | 3 Bathroom | Town house | 120sq.m

**Guide Price: €275,000**





## Description

RAY COOKE AUCTIONEERS are delighted to present to the market this spacious and immaculately presented three bedroom duplex in the ever popular Paddocks Place, Adamstown, Co Dublin. This popular development of The Paddocks Place is nestled in between central Adamstown and Lucan Village and has every imaginable amenity on its doorstep. Within a stones throw you will find local bars, shops, schools along with a host of bus route, the N4 & M50 and Adamstown Train Station. Bright, open and spacious living accommodation of c. 120 Sq m can be found here and in brief consists of entrance hall, wc, storage cupboard, open plan kitchen/diner and lounge to the ground floor with a balcony. Upstairs you will find 3 double bedrooms with the master benefitting from an ensuite and also the family bathroom. No. 25 comes to the market in turn key condition and further benefits from gas fire heating, 3 balconies, parking and offers no onward chain. We expect this property to be extremely popular so early viewing is advised to not miss out on this fantastic property. Call Ray Cooke Auctioneers.

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## Features

- - LOCATION LOCATION LOCATION
- C 120 Sq m
- Double glazed windows
- BER B3
- Immaculate throughout
- Fitted wardrobes
- Gas heating
- €€ Open plan kitchen/diner
- €€ Walking distance to all local amenities
- €€ Viewing highly advised



## Accommodation

### Hall

3.3m x 2.6m

Stairs, doors to lounge and kitchen storage cupboard, wc windw to front, low level toilet system, hand wash basin.

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### Lounge

4.5 x 4

door to frnt balcony

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### Kitchen /diner

7.4 x 4

Window to rear , base and eye units built in fridge freezer, dish washer, oven hob and extractor fan, pantry cupboard double doors to lounge.

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### Bedroom 1

4.7 x 3

Window to rear double fitted wardrobe, door to ensuite, shower low level toilet system hand wash basin.

### Bedroom 2

3.3 x 3

window to front fitted wardrobe

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### Bedroom 3

3.3 x 3

Widow to front fitted wardrobe

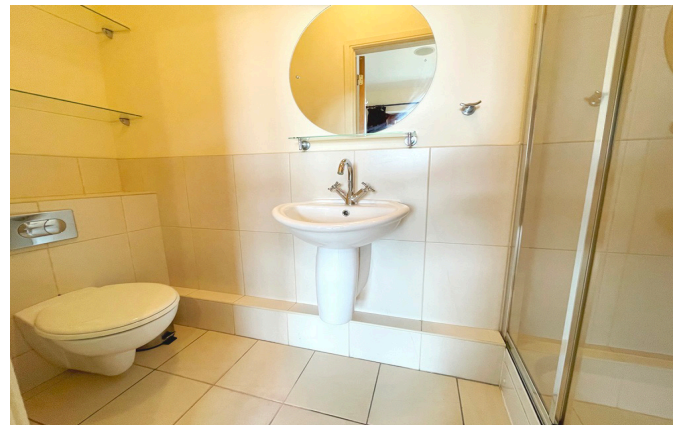
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### Bathroom

2 x 2

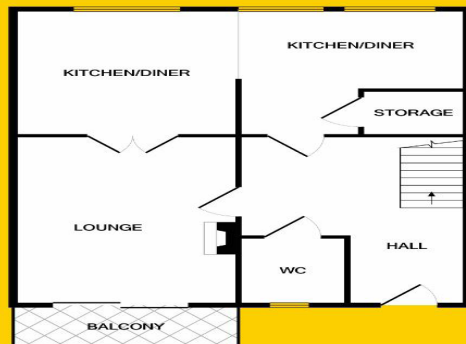
Window to rear, bath, with shower over, low level toilet system hand wash basin

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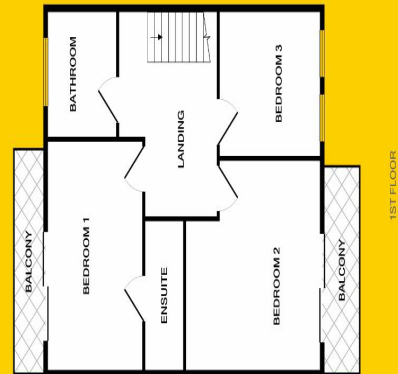




## Floor Plans



GROUND FLOOR



1ST FLOOR

## Negotiator

Nick Lindsey  
01 403 0720 or 086 0634889

Email: [nick.lindseyl@raycooke.ie](mailto:nick.lindseyl@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.**  
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