



JP&M
DOYLE

Established. 1952

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FOR SALE

**THREE BED SEMI-DETACHED RESIDENCE,
24 LIFFEY VIEW,
LIFFEY VALLEY PARK,**



**LUCAN, CO. DUBLIN,
K78 NH21.**

jpmdoyle.ie

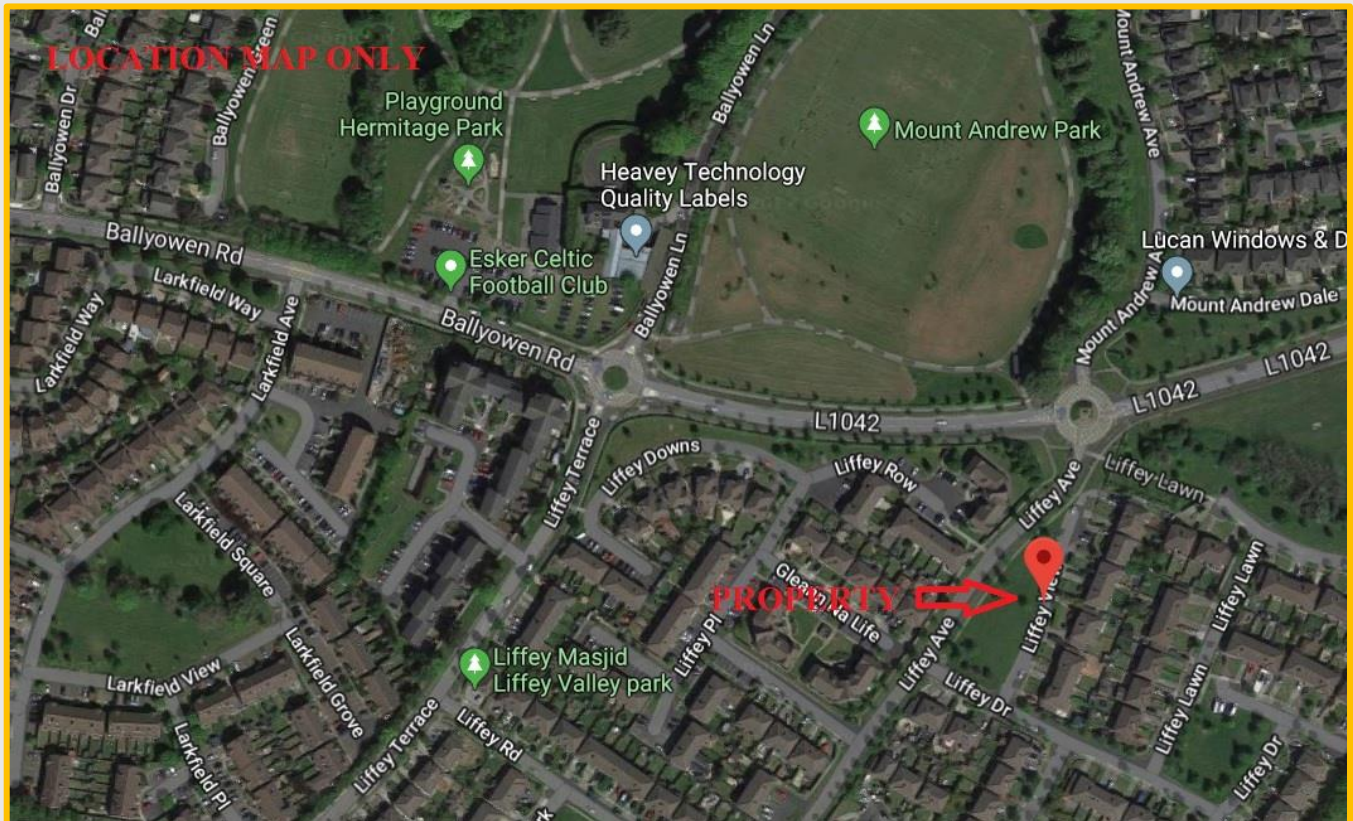
(01) 490 3201

LOCATION:

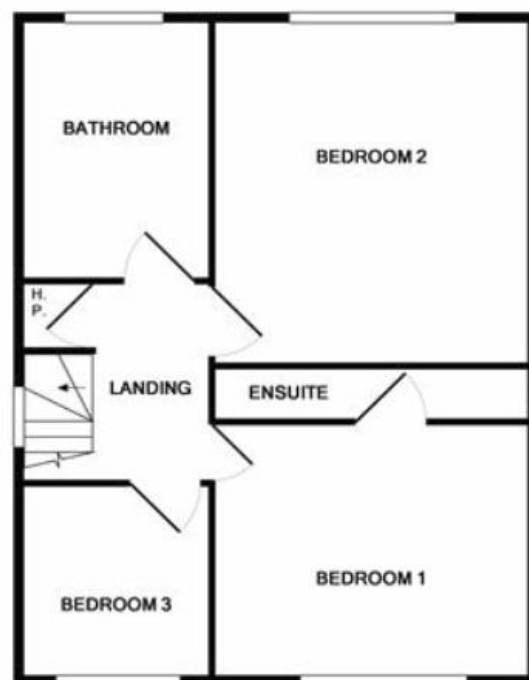
The property is situated in a highly sought after residential development in West Dublin, close to a host of local amenities including shops, schools, sport and leisure facilities, both Supervalu and Liffey Valley Shopping Centre are a short drive away. Public transport is also well catered within the area and the M50 and N4 motorway enjoys arterial links to both South and North Dublin and surrounding counties.

DESCRIPTION:

Spacious three bedroom semi-detached part brick fronted family residence built in c. 1999 and extends to c. 95.5 sq. m/ 1,028 sq. ft situated at the end of a quiet cul de sac with off street parking. The property enjoys a green area to the front and the beautiful Mount Andrew Park, the Hermitage Park and playground with the Esker Celtic Football Club located on same.



GROUND FLOOR



1ST FLOOR

ACCOMMODATION:

<u>Entrance Hallway:</u>	5.13 m x 1.75 m. Features tiled flooring, plastered coving.
<u>Guest Toilet:</u>	1.62 m x 0.76 m. Features tiled flooring, WC, WHB.
<u>Living Room:</u>	4.62 m x 3.51 m. Features wooden surround, gas fireplace, plastered coving and ceiling rose, door to interconnecting doors to
<u>Kitchen/ Breakfast Room:</u>	5.41 m x 3.7 m. Features fitted units with stainless steel sink, washing machine, cooker, fridge/ freezer and dishwasher, tiled flooring and splash back.
<u>Upstairs:</u>	
<u>Landing:</u>	3.03 m x 2.26 m. Hot Press and carpet flooring.
<u>Master Bedroom:</u>	4.05 m x 2.9 m. Features fitted wardrobes and carpet flooring.
<u>Ensuite:</u>	3.11 m x 0.74 m. WC, WHB, Shower.
<u>Bedroom 2:</u>	2.95 m x 2.22 m. Fitted wardrobe, carpet flooring.
<u>Bedroom 3:</u>	3.51 m x 3.50 m. Fitted wardrobe, carpet flooring.
<u>Bathroom:</u>	2.43 m x 1.84 m. Features WC, vanity unit with WHB, anti-fog mirror with touch sensor LED light, Jacuzzi bath, rainfall plumbed shower, fully tiled walls and flooring.





FEATURES:

- UPVC double glazed window and A rate composite front door.
- Gas fired central heating
- Mains water and sewage
- Telephone line
- Wired burglar alarm
- Refurbed family bathroom
- Fitted wardrobes

VIEWING:

By Appointment Only

PRICE REGION:

€290,000

BER:

C3 (110535671)



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