

TO MAKE AN APPOINTMENT

To organize a viewing or to place a bid on this property go to www.teamlorraine.ie or scan the QR code on the photograph section of this brochure.

DISCLAIMER

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For any financial advice and mortgage arrangement that you may require in relation to the purchase of your new home, please contact Fogarty Financial in strictest confidence at our office (01) 627 2770

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9 Griffeen Glen Crescent, Griffeen Glen, Lucan, Co. Dublin. K78 RX38.



'Circle of Legends' & Award-Winning International RE/MAX Agent for over 23 years, Team Lorraine Mulligan of RE/MAX Results welcomes you to 9 Griffeen Glen Crescent, Lucan, Co. Dublin. This is a super home with lots of potential located in a highly sought after location. This spacious, 3-bedroom semi-detached home is suitable first time buyers or a growing family, with a large rear garden which gives the opportunity to extend in the future.

Offers in Excess of €445,000



**Team Lorraine Mulligan
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ACCOMMODATION
DOWNSTAIRS ACCOMMODATION

HALLWAY: 5.00m x 1.50m
Light fitting, herringbone style wooden floor, carpet on the stairs, telephone point, alarm keypad, fuse box under stairs storage dado rail.

KITCHEN/DINNING: 3.55m x 5.21m
Light fitting, blind, kitchen with wall and base units, stainless steel sink, tiled splashback area, cooker, extractor fan, fridge freezer, washing machine, dryer, french door leading to the garden area, ceramic tiles.

GUEST WC: 1.36m x .98m
Light fitting, W.C., W.H.B., wall tiles, herringbone style wooden floor.

SITTING ROOM: 4.85m x 3.31m
Coving, centre rose, light fitting, features a bay window, wooden floor, feature fireplace wrought iron inset and polished hearth, blind, curtains.

UPSTAIRS ACCOMMODATION

LANDING: 3.21m x 1.88m
Light fitting, hot press, with hot press with shelving and dual immersion, attic access with pull down stails, attic partially floored, dado rail, carpet.

BEDROOM 1: 3.6m x 3.23m
Light fitting, curtains, fitted wardrobes, carpet.

ENSUITE: 1.60m x 1.51m
Light fitting, W.C., W.H.B., shower, wall tiles, floor covering.

BEDROOM 2: 3.8m x 3.23m
Light fitting, curtains, fitted wardrobes, carpet.

BEDROOM 3: 3.5m x 2.45m
Light fitting, fitted wardrobes with shelving, curtains, carpet.

BATHROOM: 1.9m x 1.88m
Light fitting, W.C., W.H.B., shower over bath, wall tiles, floor tiles, shelving unit.



FEATURES INTERNAL:
All light fittings included in sale
All curtains included in the sale
All kitchen appliances included in sale as per kitchen section of this brochure
Huge potential
Spacious three bed

FEATURES EXTERNAL:
Double glazed windows
Outside lights
Mature gardens
Lovely neighbours
Large side entrance.
Pretty back garden
Patio area
Mature planting
Raised flowerbeds
Garden shed
Off street parking

TOTAL FLOOR AREA: 89.41 sqm / 962.40 sqft

HOW OLD IS THE PROPERTY: Built in C. 1998

BACK GARDEN ORIENTATION: South facing

BER RATING: D1 - 240.63 kWh/m²/yr

BER NUMBER: 103121828

SERVICES: Mains water, mains sewerage

HEATING SYSTEM: Natural gas central heating an open fire.



Are you interested in this property?



Scan the QR code to place an offer or book a viewing

RE/MAX NATIONAL TOP SELLING & LETTING AGENT
2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, & 2007, Team Lorraine Mulligan invites you to view this Stunning home.

- INTEREST IS SURE TO BE STRONG
- VIEWINGS HIGHLY RECOMMENDED