

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.

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Notice to all parties viewing this brochure

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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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20 Abbeywood Avenue, Lucan, Co. Dublin, K78 YP27.



Built around 33 years ago you know you are buying a solid house with a proven history. Number 20, Abbeywood Wood enjoys a timeless, low maintenance red brick façade, this home has been lovingly maintained and freshly painted throughout, making it a true turnkey property ready for its next chapter with its new owner. To the front there is a garden with a lawn area and off-street parking for two cars. This property also has a side entrance for bicycles and wheelie bins.

Offers in Excess of €420,000



Team Lorraine Mulligan
AWARD CATEGORIES

NATIONAL RE/MAX TOP SELLING AGENT 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007
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DOWNSTAIRS ACCOMMODATION

Hallway: 5.01m x 1.76m
Coving, light fitting, fuse board, alarm panel, side window, carpeted staircase with timber handrail and spindles, and tiled floor.

Guest WC:
Light fitting, frosted window, oval mirror, part tiled walls with decorative border, pedestal wash hand basin, towel ring, W.C., and tiled floor.

Sitting Room: 5.04m x 3.49m
Coving, black out blind, curtains, dado rail, feature fireplace with timber mantel, cast iron insert with decorative tiled surround and granite hearth, power points and laminate wood effect flooring, archway leading to the dining area.

Dining Room: 3.81m x 2.64m
Coving, dado rail, sliding patio doors to the rear garden, archway leading to the front sitting room, laminate wood effect flooring.

Kitchen: 6.14m x 2.59m
Pendant light, window overlooking the rear garden, fitted kitchen with floor and eye level units including glazed display cabinets, canopy extractor hood, tiled splashback, worktops, stainless steel sink with drainer and mixer tap, cooker, fridge, tiled floor, back door leading to the garden.

Utility Room: 1.51m x 1.24m
Wall mounted boiler, frosted window, shelving, worktop, plumbed for washing machine and dryer, and coat hooks, floor covering.

UPSTAIRS ACCOMMODATION

Landing: 2.76m x 2.25m
Light fitting, access to the attic, hot press with an immersion, carpet.

Bedroom 1: 8.83m x 3.02m
Light fitting, black out blind, curtains, built-in wardrobes with mirrored doors and carpet.

Ensuite: 2.30m x 1.19m
Recessed light, frosted window, mosaic tiled walls with decorative border, oval mirror, shelf, corner shower cubicle with glass doors, wash hand basin on tiled vanity, W.C, chrome towel rail and tiled floor.

Bedroom 2: 3.92m x 2.86m
Light fitting, black out blind, curtains, built-in wardrobes, carpet.

Bedroom 3: 2.90m x 2.44m
Light fitting, blind, curtains, fitted bed frame, free standing wardrobe, carpet.

Bathroom: 2.45m x 2.12m
Light fitting, window, fully tiled walls with decorative border, wall mirror, bath with panel.



FEATURES INTERNAL:

- All blinds included in sale
- All light fittings included in sale
- All curtains included in sale
- All white goods as described under kitchen section
- Property fully alarmed
- Freshly painted for sale and in mint condition
- Non-smokers house

FEATURES EXTERNAL:

- Double glazed windows
- Outside lights
- Patio area
- Mature gardens
- Side gate
- Garden shed
- Off street parking for up to two cars

SQUARE FOOTAGE: C. 99sqm / 1066sqft

HOW OLD IS THE PROPERTY: Built in 1993

BER RATING: C – 190.32 kWh/m²/yr

BER NUMBER: 119858454



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**