TO MAKE AN APPOINTMENT

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

DISCLAIMER

Notice to all parties viewing this brochure

1. This brochure is provided for general guidance only. Nothing in it forms or constitutes an offer, contract, or binding agreement, and none of its contents should be treated as a statement of fact upon which any party can rely.
2. Neither the Agent nor any member of staff has the authority to make representations or give warranties concerning this property on behalf of the vendor.
3. Every description, measurement, and reference to condition, permitted use, or occupation has been prepared in good faith and is believed accurate at the time of preparation. However, prospective buyers and tenants are advised to verify all such details independently through their own inspection or enquiries rather than relying on this brochure alone.
4. The Agent provides no warranty or covenant relating to the property. While familiar with its general appearance and layout, the Agent makes no claim to expertise regarding title or planning matters, and responsibility for confirming the sufficiency of such documentation rests entirely with the purchaser.
5. Confirmation of service availability — whether for current or intended use — is the responsibility of the purchaser. The Agent offers no guarantees or representations on this matter.
6. Boundaries, fences, hedges, walls, and ditches are not defined by either the vendor or the Agent, including any determination of party-structure status.
7. Should any conflict arise between the information in this brochure and the formal contract of sale, the contract of sale will take precedence.
8. References to "Vendor" and "Purchaser" throughout this brochure should be read as including "Lessor" and "Lessee," or "Landlord" and "Tenant," wherever the context applies.

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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Team Lorraine Mulligan
AWARD CATEGORIES
NATIONAL RE/MAX TOP SELLING AGENT 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007
NATIONAL RE/MAX TOP OFFICE 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007

18 Gandon Walk, Lucan, Lucan, Co. Dublin. K78 E1H2.



Brought to market by an award-winning Auctioneering Team with over 25 years` experience. From the moment you step through the front door, this beautifully presented three-bedroom family home reveals itself as a rare find — lovingly maintained, move-in ready, and full of untapped potential with an attic already converted. Every room here has been finished with care. Large, bright and airy throughout, the home offers a genuine sense of space and light from the first room to the last.

Offers in Excess of €569,950

BER A3

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ACCOMMODATION

DOWNSTAIRS ACCOMMODATION

OPEN PLAN KITCHEN/DINING AREA: 5.07 m x 4.88m
Light fittings, blinds, high quality fitted kitchen with wall and base units, stainless steel sink in island unit, area fully plumbed, integrated fridge freezer, integrated dishwasher, double oven, hob, extractor fan, integrated microwave, French double doors leading to garden area, ceramic tiles in kitchen area and wooden floor in dining area.

UTILITY: 3.12m x 2.25m
Shelving, area fully plumbed, ceramic tiles.

GUEST WC: 1.61 m x 1.53m
Light fitting, extractor fan, W.C., W.H.B., heated towel rail, floor tiles.

SITTING ROOM: 4.68 m x 3.83 m
Light fitting, blind, media wall with a coal effect electric fire and shelving and storage, wooden floors.

HALLWAY (L SHAPED): 6.40 m x 2.42 m
Recessed light, composite front door, radiator cover, blind, storage press, wooden floors in hallway, carpet on stairs, alarm point.

UPSTAIRS ACCOMMODATION

LANDING: 4.34 m x 0.97m
Carpet, hot press with storage.

MASTER BEDROOM: 5.07 m x 4.38m
Light fitting, blind, fitted wardrobes, wooden, floor.

ENSUITE: 2.14m x 1.84m

Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., shower, heated towel rail.

BEDROOM 2: 4.87m x 2.31m
Light fitting, fitted wardrobes, blind, wooden floor.

BEDROOM 3: 4.91m x 2.18m
Light fitting, blind, fitted wardrobe, wooden floor.

BATHROOM: 3.12m x 2.09m
Light fitting, extractor fan, wall tiling, floor tiling, W.C., W.H.B., separate shower unit, bath, heated towel rail.

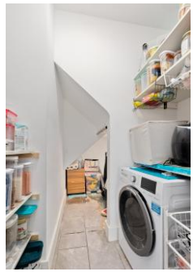
ATTIC: 5.18m x 4.76m
Recessed lights, 2 large Velux windows, wooden panelling, blinds, extra storage, walk in wardrobe with a vanity area, wooden floors.











FEATURES INTERNAL:

- All blinds included in sale
- All light fittings included in sale
- All white goods as described under kitchen section
- Property fully alarmed
- Composite front door
- Non-smokers house

FEATURES EXTERNAL:

- PVC triple glazed windows
- PVC facia & soffit
- Maintenance free exterior
- Outside lights
- Patio area creating a fabulous outdoor space
- Landscaped mature gardens
- Side gate
- Steel shed
- Off street parking for up to two cars
- Solar panels
- Electric car charger point (the EV charger itself is not included in the sale)

SQUARE FOOTAGE: C. 117sqm not including attic conversion. Attic conversion enjoys a further 25sqm storage space.

HOW OLD IS THE PROPERTY: Built in 2019

MANAGEMENT FEES: €486 PA (includes bins, maintenance and public liability insurance)

BUILDER AT THE TIME: The very reputable `Cairn Homes`.

BER RATING: A3 – 58.79 kWh/m²/yr

BER NUMBER: 111605994

SERVICES: Mains water, solar panels, mains sewerage.

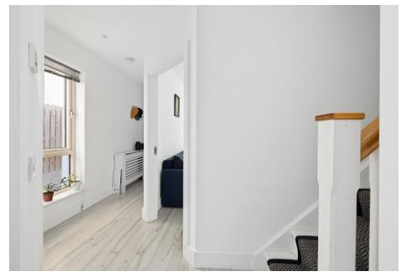
HEATING SYSTEM: Natural gas.

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**











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