DUFFY AUCTIONEERS

VALUERS, SALES & LETTING AGENT
MIPAV, PSRA Lic. No. 001325

For Sale By Private Treaty

18 Hermitage Valley
Lucan
Co Dublin



Duffy Auctioneers are delighted to present this superb family home in Hermitage Valley Lucan. This truly magnificent four-bed family home is superbly located on this mature cul de sac development in this highly desirable location just off the R136 and only a short stroll to Shops and schools. This stunning property enjoys spacious accommodation, benefitting from plenty of natural light and surrounded by a large west facing landscaped back garden. This unique family home has been beautifully presented throughout and boasts bright and spacious accommodation of c 1162 sq. ft. Accommodation briefly comprises of entrance hall with tiled floor and guest toilet, fully fitted kitchen with tiled floor next to a large dining room with wooden floor and patio door to the landscaped west facing garden. Double doors lead to the stunning living room with wooden floor and feature fireplace with wonderful views over the large green to the front of the property. The upstairs accommodation is exceptional boasting four large bedrooms all with wooden floor and fitted wardrobes with a fully fitted ensuite bathroom. The superb family bathroom has a wooden floor with bath and electric shower over. The wonderful extra-large back garden is private and secure with side access. To the front there is secure off-street parking. This superb location is much sought after due to its proximity to Lucan village, the Liffey Valley Shopping Centre and the M50/N4 motorway.
This property must be seen to be fully appreciated and is sure to appeal to a wide audience. Viewing is highly recommended.

A.M.V. €515,000

Main Street, Blanchardstown, Dublin 15 Tel: 01 8237087 Fax: 01 8237088 E-Mail:sales@duffyauctioneers.ie

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Features

Superb four bed family home on mature cul de sac.
Stunning living room with feature fireplace and wooden floor
Large fully fitted kitchen/ dining area with wooden floor.
Four large Bedrooms all with built in wardrobes and wooden floor.
Master bedroom with en-suite bathroom.
Fully fitted family bathroom with bath and shower over.
PVC double glazed windows and doors.
Gas fitted Central Heating
Superb location on mature cul de sac overlooking a large green.
Stunning west facing rear garden, fully landscaped with garden shed.
Prime residential location overlooking a large green.



Entrance Hall

Entrance Hallway (5.34m x 1.75m)
With tiled floor and understairs storage area.

Guest Toilet (2.29m x 0.75m)
With tiled floor and w.c and w.h.b..



Living Room

Living Room (5.25m x 4.25m)
Stunning living room, feature fireplace and wooden floor.

Dining Room

Dining room (3.65m x 3.17m)
Superb dining room with wooden floor and patio door to the landscaped west facing back garden.



Kitchen

Kitchen/Dining area (5.76.m x 2.38m)
Fully fitted kitchen with tiled floor.
Large work surface with integrated appliances.
Dining area with tiled floor.

Outside Features

Large west facing back garden with mature trees and shrubs.



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Bedroom 1
Master Bedroom. (4.91m x 3.14m)
Large double bedroom with fitted wardrobes with wooden floor.



Ensuite
En-suite. (1.79m x 1.50m)
Fully fitted with wooden floor and shower cubicle and w.c and w.h.b.

Bedroom 2
Bedroom 2. (3.29m x 2.86m)
Large double bedroom with built in wardrobes and wooden floor.

Bedroom 3
Bedroom 3. (2.67m x 2.33m)
Double bedroom with fitted wardrobes and wooden floor.



Bedroom 4
Bedroom 4. (2.62m x 2.40m)
Single bedroom with fitted wardrobes and wooden floor.

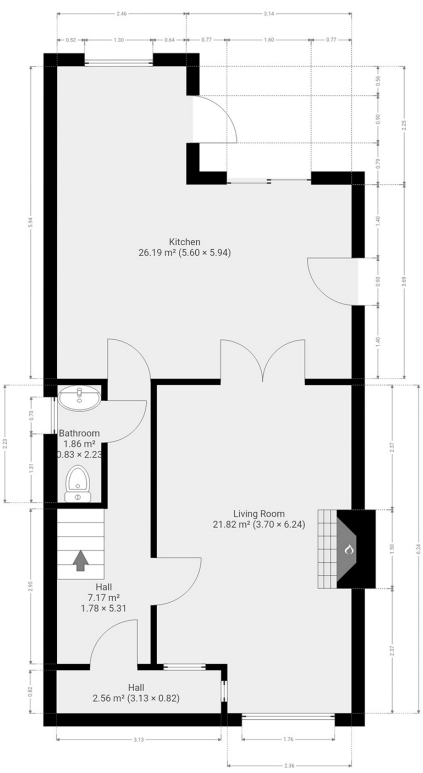
Bathroom
Family Bathroom. (2.06m x 1.73m)
Fully fitted family bathroom with tiled walls and bath with electric shower over w.c and w.h.b.

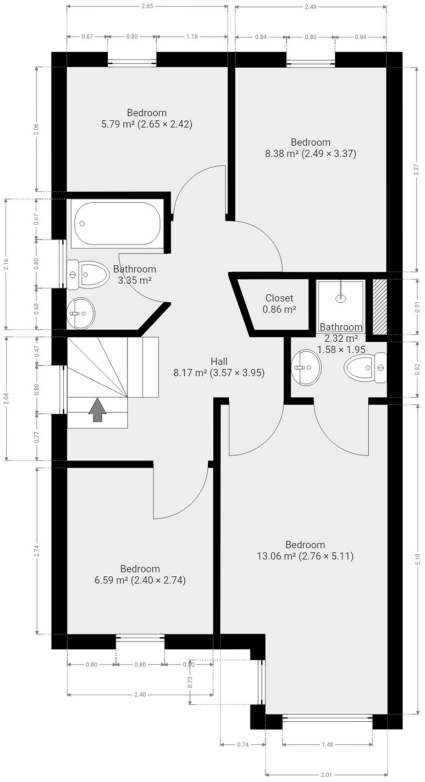




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