

Hamptons

INTERNATIONAL



4 Ballyowen Park, Ballyowen Lane, Lucan, County Dublin, K78

4  3  2 

GUIDE PRICE




£550,000

(€635,000)

Property details



Attributes

-  **Private parking**
-  **Garden**
-  **Refurbished**

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Description

4 bedroom house for sale DNG Estate Agents are proud to present No. 4 Ballyowen Park Ballyowen Lane to the market. This is a substantial, extended family home and comes to the market in turn key condition. Benefitting from a large kitchen extension to the rear & with well proportioned and versatile accommodation throughout, this property will suit a growing family's requirements. Comprising of a large & spacious entrance hallway with guest bathroom, living room, study/TV Room, large open plan living/dining/kitchen with a complimenting separate utility room. On the first floor you will find four generously proportioned bedrooms, with the Master bedroom En-suite and a main family bathroom. The features continue outside with an exceptionally sunny private rear garden accessed by an independent gated pedestrian entrance. The garden enjoys an abundance of seclusion and privacy from neighbouring homes, is low maintenance and boasts a recently added covered seated area just perfect for outdoor entertaining and relaxing. To the front is an extensive driveway providing off-street parking for four cars. The property also enjoys a wonderful, uninterrupted outlook over Ballyowen Park to the front. Located within one of Lucan's most sought after and highly regarded locations on Ballyowen Lane, this home enjoys the best of both worlds, as it is away from the hustle and bustle, while still enjoying easy access to every conceivable amenity. Within close proximity of the N4/M4/M50/M7/M8, Public Transport, Liffey Valley & Ballyowen shopping centres, as well as a host of other amenities with Parks, sports clubs right on the door step! To arrange a view of this wonderful home please call Audrey Higgins on 01 6280400 to secure an appointment.

Entrance Hallway 5.87m x 1.89m (5.87m x 1.89m) Bright and spacious entrance hallway with panelled walls, laminate flooring, doors through to Study/TV Room/Home office 2.53m x 5.19m (2.53m x 5.19m) Bespoke display/storage unit, laminate flooring
 Living Room 4.01m x 4.91m (4.01m x 4.91m) Laminate flooring, feature bay window, Bespoke display/storage unit, feature fireplace with fire inset, interconnecting doors through to Living/Dining/Kitchen Area 6.39m x 8.20m (6.39m x 8.2m) Zoned open plan extension with seating, eating and kitchen areas, laminate flooring with sliding doors to the rear private garden Seating area Accessed via double doors from living room
 Dining Area With access to rear garden via sliding doors
 Kitchen Area Wall and base kitchen units with quartz work surfaces with complimenting splashback, velux roof windows, island with storage underneath, Kitchen appliances to include, Oven, hob, Fridge freezer & dishwasher
 Utility Room 1.92m x 1.49m (1.92m x 1.49m) Tiled flooring with washing machine and dryer and plenty of storage space
 Guest bathroom 1.14m x 1.71m (1.14m x 1.71m) Tiled flooring with w.c. and wash hand basin
 Landing 0.82m x 3.74m (AWP) (0.82m x 3.74m) Carpet flooring and continuation of panelled walls from stairway, attic access and hot press
 Bathroom 1.93m x 1.88m (1.93m x 1.88m) Tiled throughout with w.c., wash hand basin, shower cubicle with Electric shower, storage cabinet
 Bedroom 1 2.51m x 2.61m (2.51m x 2.61m) Rear aspect, laminate flooring, fitted wardrobes
 Bedroom 2 3.24m x 3.64m (3.24m x 3.64m) Rear aspect, laminate flooring, fitted wardrobes
 Master Bedroom 4.43m x 3.60m (4.43m x 3.6m) Front aspect with feature bay window, slide robes, with door to
 Ensuite Bathroom 2.28m x 1.28m (2.28m x 1.28m) Tiled flooring, w.c., wash hand basin, shower cubicle
 Bedroom 4 3.28m x 2.37m (3.28m x 2.37m) Front aspect, laminate flooring, fitted wardrobes,
 Rear Gardens 8.04m x 12m (8.04m x 12m) Sunny low maintenance rear garden with wonderful covered seated area to enjoy and relax in this very private and not overlooked area, mature trees, shrubs and plant life
 Front Garden Gated entrance with mature hedging offering off street parking and gated pedestrian side entrances to rear

























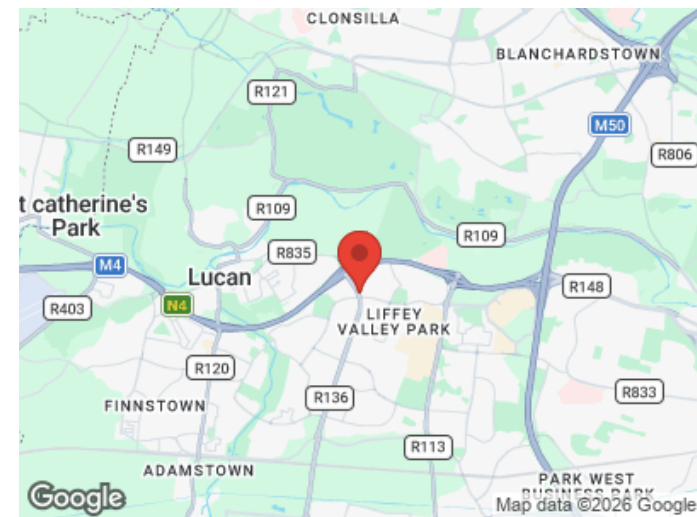
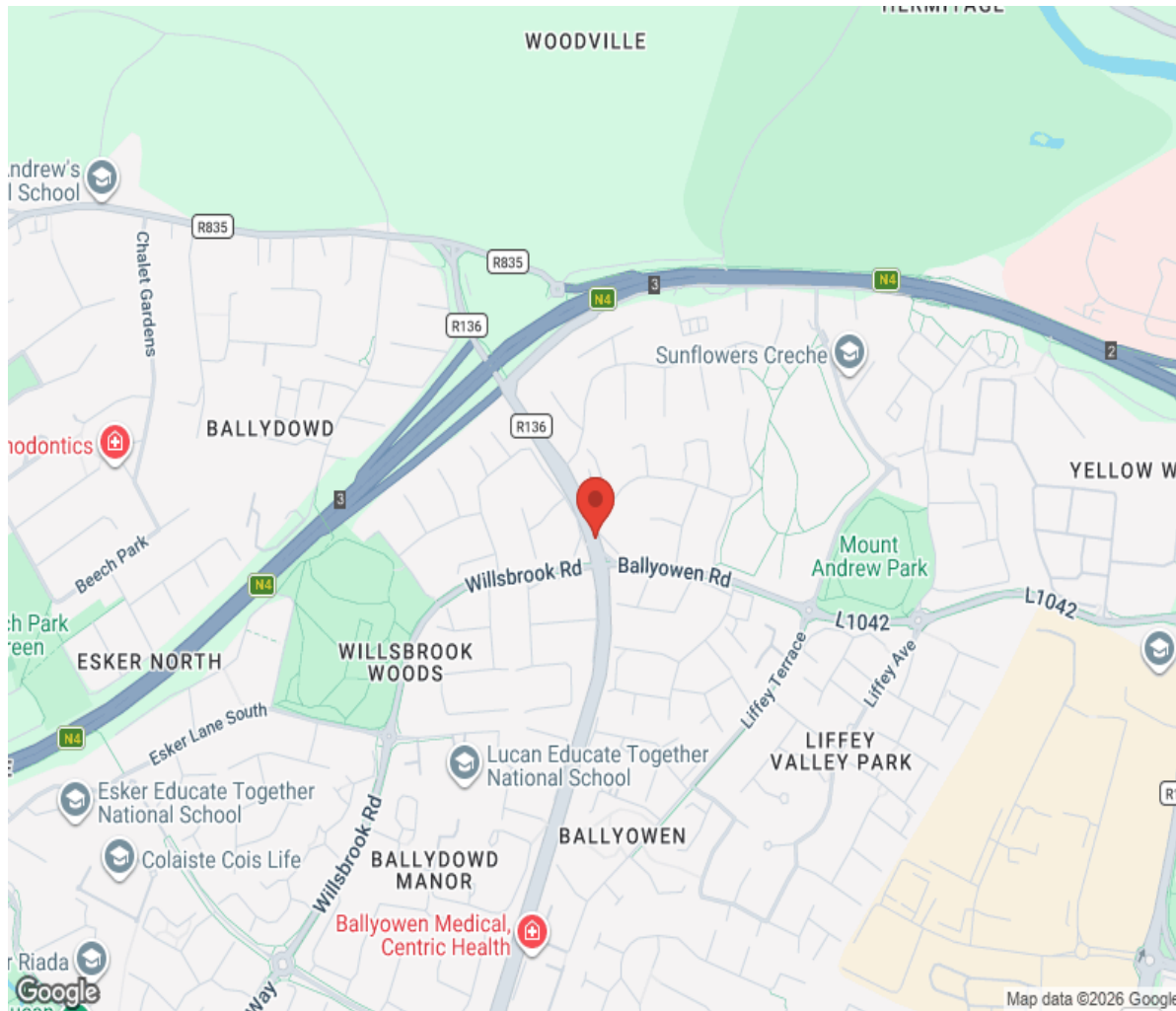




Floor plan



Location



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