

Hamptons

INTERNATIONAL



Chez Nous, 4 Ballyowen View, Lucan, Co Dublin, K78C6P1

4  3 

GUIDE PRICE

£490,000

(€560,000)

Property details



Attributes

-  Private parking
-  Garden

Chez Nous, 4 Ballyowen View, Lucan, Co Dublin, K78C6P1

GUIDE PRICE
£490,000
(€560,000)

4  3 

Description

4 bedroom house for sale DNG take great pleasure in presenting 4 Ballyowen View, a fabulous 4 bedroom (plus attic) semi-detached home with a landscaped and sunny west facing rear garden. This beautiful red brick fronted home is perfectly nestled within a quiet tree lined cul de sac within this sought after development in St Mary's Parish, Lucan. Thanks to the large attic conversion, 4 Ballyowen View now measures a spacious 140 sq.m/1,507 sq.ft of perfectly presented interiors. The property is perfectly positioned overlooking Hermitage Park and benefits from off street parking to the front along with gated pedestrian side access. Further benefits internally include three bathrooms, including a guest wc, family bathroom and an ensuite shower room. The property boasts gas fired central heating with a modern fitted boiler, double glazed windows PVC framed windows which were installed in recent years, an efficient C2 energy rating and generously proportioned accommodation throughout. Externally, the rear garden is a real suntrap and boasts an enviable west facing orientation. This garden is most private and has been beautifully landscaped to a patio area near the house, bedded planting, wooden wall paneling, water tap, lighting, gated pedestrian side access and a large block built shed (13 ft x 10 ft). Furthermore, the spacious front driveway has also been landscaped and provides ample off street parking. Generously proportioned accommodation comprises of a welcoming entrance hallway, guest wc, spacious living room to the front with double doors to a lounge and access to the modern fitted kitchen to the rear. Upstairs is equally as impressive accommodation with a large master bedroom to the front with an ensuite bathroom and the fourth bedroom now transformed into a walk-in wardrobe off the master bedroom, fully tiled bathroom suite and two further generously proportioned bedrooms to the rear. There is also now a large attic conversion accessed via Stira stairs. The property is ideally located just minutes from Lucan village with its host of eateries, pubs and shops. Also, within close proximity of the N4/M4/M50/M7, QBC, Nitelink, Liffey Valley & Ballyowen shopping centres, as well as a host of other amenities that include schools, public transport, parks and sporting facilities. Lucan is a most sought-after Dublin suburb situated 13 km west of Dublin city centre. There are some fantastic leisure facilities in the area including GAA clubs, soccer clubs, water sports along the River Liffey and is home to some of Dublin's finest parks including St Catherine's Park, Griffeen Valley Park and the nearby Castletown House. Phoenix Park, the largest enclosed public park in any capital city in Europe, is less than a 15 minute drive away. There are fantastic primary and secondary schools in the Lucan area, including Gael Scoils. Located only a short drive from Liffey Valley Shopping Centre and close to a number of large multinational companies such as Pfizer, Arysza, Takeda and Intel. Viewing comes highly recommended to appreciate this fantastic home; ph 01-6280400. DNG Lucan recently won branch of the year at our annual 2025 conference. If you're thinking of selling and would like a free sales appraisal, contact us on 01-6280400. The contents below will be included in the sale: Fridge/Freezer/Cooker/Hob/Dishwasher/Light fittings/Window blinds/Hall 1.92m x 4.74m Wide entrance hallway with tiled flooring, new composite front door, alarm panel and ceiling coving/WC 0.73m x 1.77m With tiled flooring, wc and whb/Living Room 3.63m x 5.41m Spacious living room to the front with wood flooring, feature fireplace with gas fire inset, tv point, ceiling coving and double doors to the lounge/Lounge 2.79m x 4.34m With wood flooring, ceiling coving, centre rose and double doors to both the living room and garden patio/Kitchen/Dining 2.76m x 6.58m Modern fitted kitchen to the rear sold inclusive of appliances with tiled flooring, fitted wall and floor units and access to the garden/Landing 2.66m x 2.33m With door to attic Stira stairs, wood flooring and hot linen press/Master Bedroom 2.97m x 4.05m Spacious master bedroom to the front with an ensuite shower room, walk in wardrobe and wood flooring. Ensuite 1.98m x 1.97m Fully tiled ensuite with a shower, wc and whb/Walk In Wardrobe/Bedroom 4 2.72m x 2.38m Large walk in wardrobe off the master bedroom. Easily adapted back into single bedroom as the door off the landing remains in place/Bedroom 2 2.84m x 3.66m Large double bedroom to the rear with wood flooring and built in wardrobes/Bedroom 3 2.8m x 2.1m Single bedroom to the rear with built in wardrobes and wood flooring/Bathroom 2.2m x 1.66m Fully tiled bathroom with an electric shower, wc and whb





















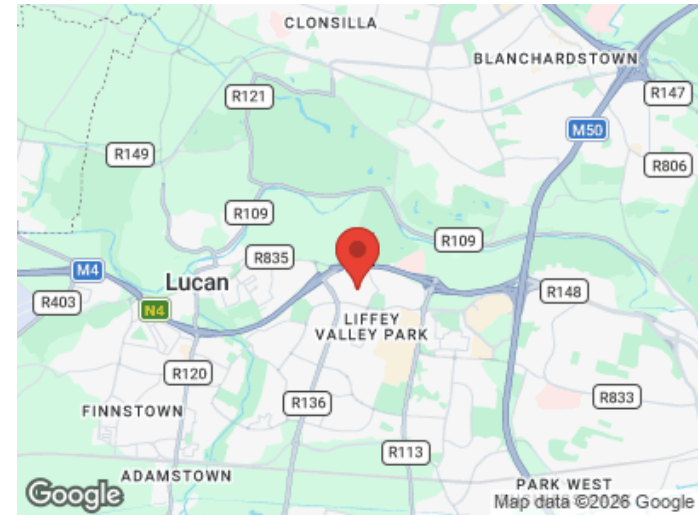
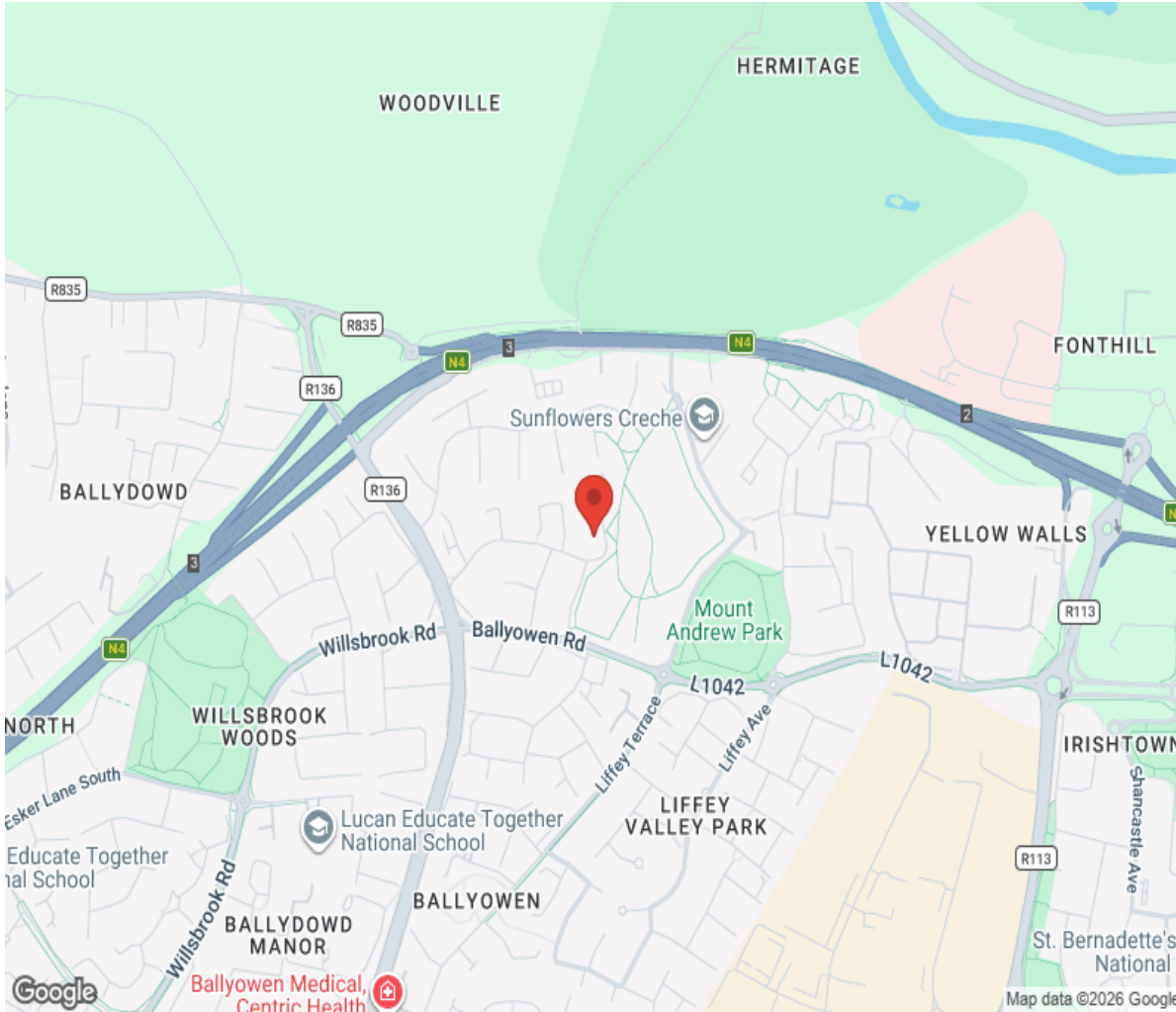








Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com