

**TO MAKE AN APPOINTMENT**

To organize a viewing or to place a bid on this property go to [www.teamlorraine.ie](http://www.teamlorraine.ie) or scan the QR code on the photograph section of 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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**4 Shackleton Grove, Lucan, Shackleton, Lucan, Co. Dublin. K78 A6N6.**



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 its attic conversion possibility. 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 — the kind of interior that simply feels good to live in.

**Offers in Excess of €535,000**



**Team Lorraine Mulligan**  
**AWARD CATEGORIES**

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**NATIONAL RE/MAX TOP OFFICE 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007**

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Websites [www.remax.ie](http://www.remax.ie) [www.teamlorraine.ie](http://www.teamlorraine.ie)

RE/MAX National No.1 Top Selling Agent & Office 2007-2017  
 Lorraine Mulligan Ltd. T/A Team Lorraine Mulligan. Directors: Lorraine Mulligan, Lesley Kennedy  
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ACCOMMODATION

KITCHEN: 4.93m x 4.435m  
Light fitting, high quality gloss 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, French double doors leading to garden area, ceramic tiles.

UTILITY:  
Shelving, area fully plumbed, ceramic tiles.

GUEST WC: 1.64m x 1.40m  
Light fitting, extractor fan, W.C., W.H.B., heated towel rail, floor tiles.

SITTING ROOM: 4.62m x 3.84m  
Light fitting, 'Plantation Shutters', wooden floor.

HALLWAY (L SHAPED):  
Recessed light, composite front door, radiator cover, blind, storage press, ceramic tiles, carpet on stairs, phone point.

LANDING:  
Carpet, hot press with storage.

BEDROOM 1: 5.09m x 3.41m  
Light fitting, 'Plantation Shutters', fitted wardrobes, wooden, floor.

ENSUITE: 1.96m x 1.87m  
Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., shower, heated towel raid.

BEDROOM 2: 4.22m x 2.77m  
Light fitting, fitted wardrobes, wooden floor.

BEDROOM 3: 4.75m x 2.10m  
Light fitting, blind, wooden floor.

BATHROOM: 3.05m x 1.70m  
Light fitting, extractor fan, shaving light and socket, wall tiling, floor tiling, W.C., W.H.B., separate shower unit, bath, heated towel rail.

ATTIC:  
Joists in place and ready to be converted.



FEATURES INTERNAL:  
All curtains included in the sale  
All carpets included in the sale  
All blinds included in sale  
Plantation shutter blinds to the front  
All light fittings included in sale  
All white goods as described under kitchen section  
Property fully alarmed  
Solar panels  
Composite front door  
Non-smokers house

FEATURES EXTERNAL:  
PVC triple glazed windows  
PVC fascia & soffit  
Maintenance free exterior  
Outside lights  
2 patio areas  
Lean to off kitchen/dining area creating a fabulous outdoor space  
Landscaped mature gardens  
Raised flower beds  
Side gate with a lean to  
Property located in a quiet cul de sac  
Shed  
Off street parking for up to two cars  
Large, shared bin area keeping bins away from the house

SQUARE FOOTAGE: 110sqm with attic ready for a conversion

HOW OLD IS THE PROPERTY: Built in 2018

MANAGEMENT FEES: €450.00 PA (includes bins, maintenance and public liability insurance)

BER RATING: A3 – 52.05 kWh/m²/yr

BER NUMBER: 110349537

SERVICES: Mains water, solar panels, mains sewerage.

HEATING SYSTEM: Natural gas, with zoned heating control.



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