

Residential

Coonan
PROPERTY



23 Tullyhall Close, Lucan, Co. Dublin

- Coonan Property proudly presents this impressive A3-rated two-bedroom home, in the highly sought-after Tullyhall development
- Built in 2018, the property comprises an entrance hallway, living room with storage, kitchen/dining area, guest W.C., two double bedrooms, and a family bathroom
- Extending to 90 sq.m (969sq.ft), this stylish and contemporary home offers bright, well-proportioned living spaces throughout
- A generous rear garden with side access provides excellent potential for future development, subject to planning permission
- Located at the end of a quiet cul-de-sac with convenient access to schools, shops, and Griffeen Valley Park
- Tullyhall Close benefits from excellent transport links, including local bus routes, Adamstown Train Station, and easy access to the N4, N7, and M50

Impressive A3-rated
two-bedroom home
extending to 90 sq.m
(969sq.ft),

Guide Price:
€395,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance Driveway:

Communal parking with ample space provided

Entrance Hallway	1.46m x 2.53m	Laminate floors, light pendant, large storage cabinet under the stairs.
Guest W.C.	0.94m X 1.64m	Laminate flooring, light fitting, w.c. , w.h.b. with tiled splash back.
Living Room	3.64m x 5.33m	Laminate floors, light pendant with shade, fitted blinds and double French doors leading to the kitchen/dining.
Kitchen/Dining	4.14m x 4.71m	Laminate floors, shaker style kitchen units, light pendant with shade, roller blinds, stainless steel sink, tiled splash back, washing machine, dishwasher, oven, hob, extractor fan, fridge/freezer and double French doors leading to garden.
Landing	2.47m x 1.71m	Carpet from stairway to landing, light pendant with shade and access to the attic.
Master Bedroom	4.7m x 4.m	Laminate floors, light pendant with shade, fitted roller blinds and fitted wardrobes.
Bedroom 2	3.58m x 4.71m	Laminate floors, light pendant with shade, fitted roller blinds and hot press..
Bathroom	2.44m x 1.73m	Laminat floor, light fitting, w.h.b, w.c, bath with eletric shower, tiled around bath and sink. Extractor fan.



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY





Garden:

Concrete pathway to side and back and lawn area, side gate (11.31m x 6.24m).

Additional Information:

- Gross internal floor area approx. 90sq.m (969 sq.ft)
- Built in 2018
- Side entrance with gate
- Attic may be suitable for conversion
- End of cul-de-sac location
- Ample communal parking

Items Included in sale:

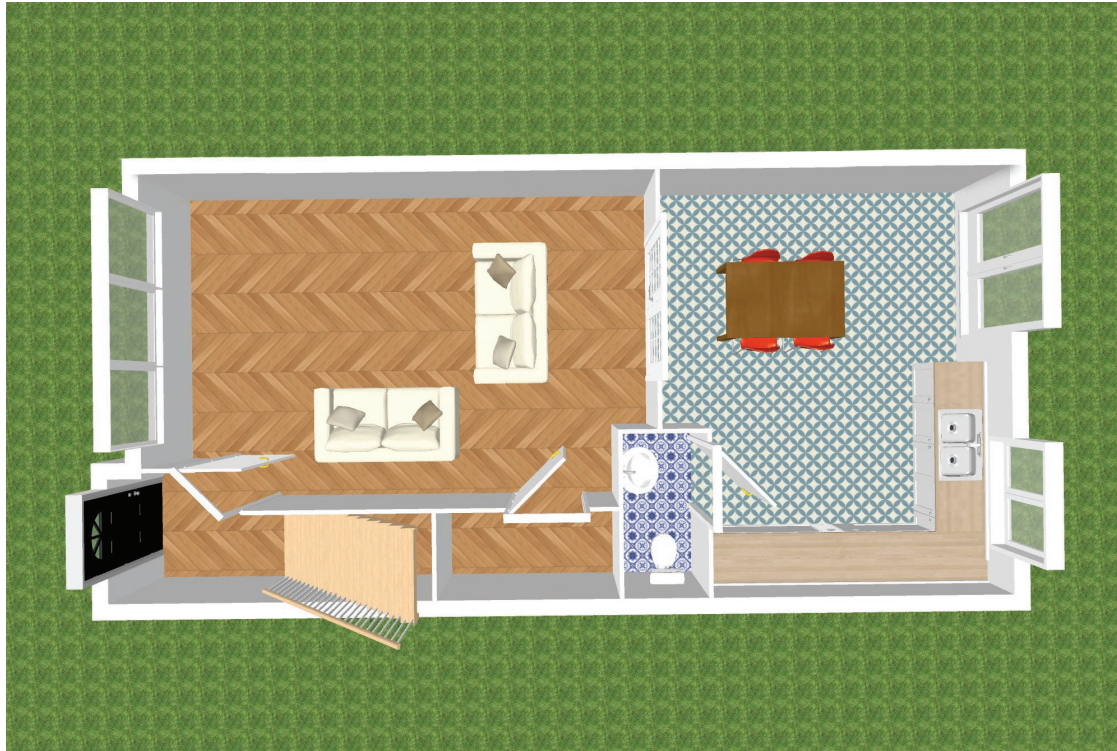
Light shades, washing machine, dishwasher, fridge/freezer, oven, hob, kitchen extractor fan and roller blinds

Services:

- Mains water
- Air to Water heat pump

Floor Plans

Coonan
PROPERTY



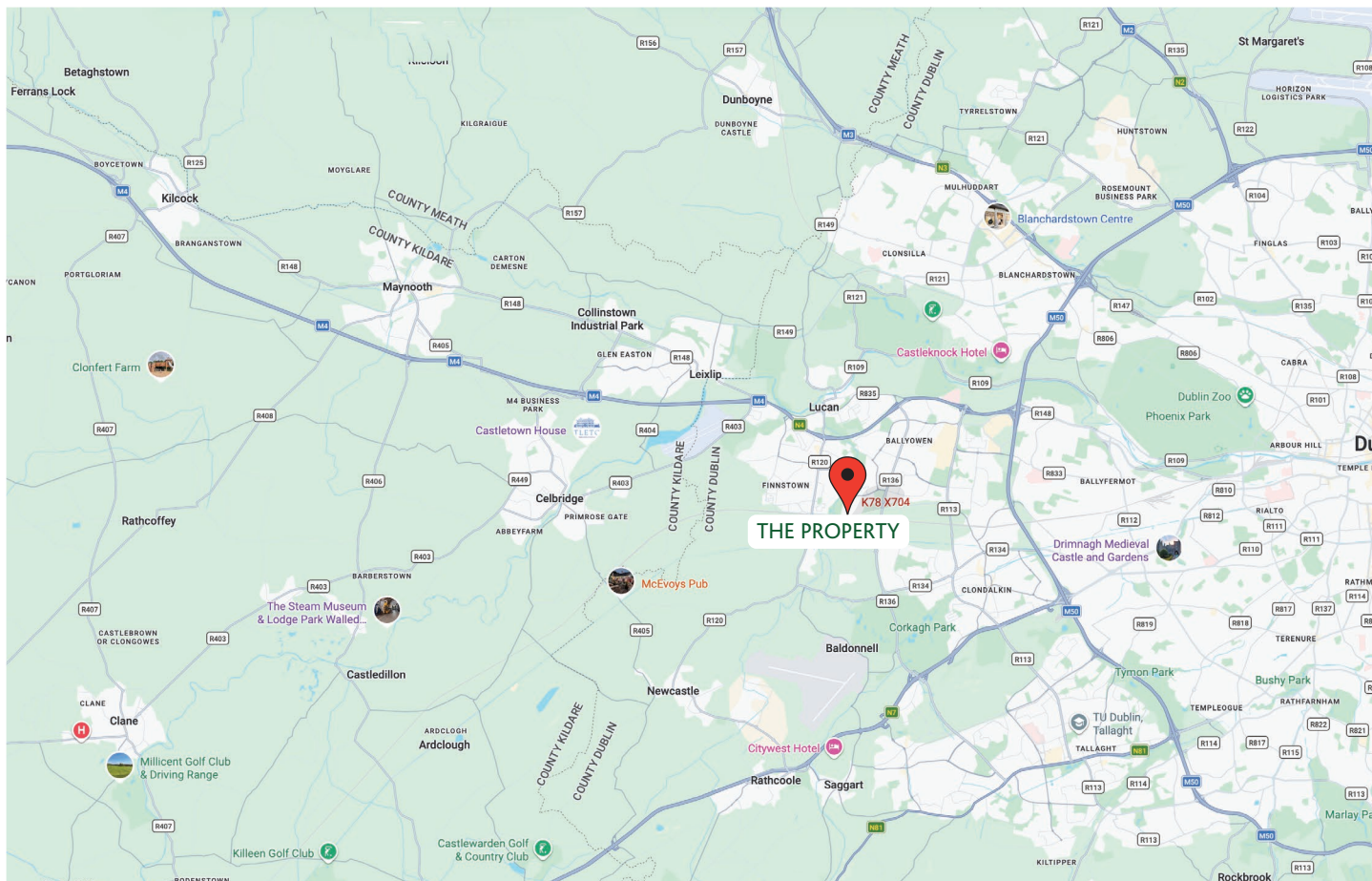
Ground Floor



First Floor

Directions

Coonan
PROPERTY



Directions

Eircode: K78 X704



Viewing

By appointment only

Coonan
PROPERTY

Contact information:

Mick Wright

T: 01 628 8400

E: mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

Coonan
Financial Group

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland.
Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

T: 01 505 2718

E: admin@coonanmortgage.com

coonan.com