



10 Windermere, Clonsilla, Dublin 15

- Coonan Property presents this spacious four-bedroom family home, ideally positioned within the popular Windermere development, just a short walk from Clonsilla Village and train station.
- Extending to approximately 124 sq.m., the property offers generous and well-proportioned accommodation throughout.
- Accommodation comprises entrance hallway, guest W.C., living room, kitchen/dining area, four generous bedrooms including a master with ensuite, and family bathroom.
- Large site with a south-east facing rear garden and a front driveway providing ample off-street parking.
- Offers excellent potential to extend to the rear and convert the attic space, subject to the necessary planning permission.
- Ideally positioned overlooking a large green area, providing a safe play area for families with young children.
- Within walking distance of Clonsilla Village and Clonsilla Train Station, with a good selection of schools, shops and local amenities nearby.
- Blanchardstown Shopping Centre and Connolly Hospital are within easy reach, while the M3 and M50 provide easy access to the wider Dublin area.
- Well served by public transport, with regular bus services and Clonsilla and Hansfield train stations both easily accessible.

PSRA No. 003764 coonan.com

Spacious four-bed
family home offering
generous and
well-proportioned
accommodation
throughout

Guide Price:
€495,000

Private Treaty

Accommodation

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Entrance Driveway:

Cobble lock driveway, outdoor light fitting and side entrance with wooden gate.

Entrance Hallway **6m x 1.9m**
(Including Guest W.C.)

Tiled flooring, hanging pendant light with shade, coving, storage under stairway and alarm panel.

Guest W.C. **1.5m x 0.9m**

Tiled flooring, light fitting, w.c., w.h.b., fitted mirror, roller blinds and window.

Living Room **3.6m x 7m**

Laminate flooring, hanging pendant light, fitted wall lights, bay window, double French doors leading to kitchen/dining area and a gas fire place with granite hearth.

Kitchen/Dining Area **5.7m x 3.4m,**
2.7m x 2.7m

Tiled flooring, light fitting, shaker style floor to wall kitchen cabinets, gas hob, double oven, extractor fan, stainless steel sink, fully plumbed with washing machine, free standing fridge/freezer, tiled splashback and sliding glass door that leads to rear garden.

Accommodation

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Accommodation

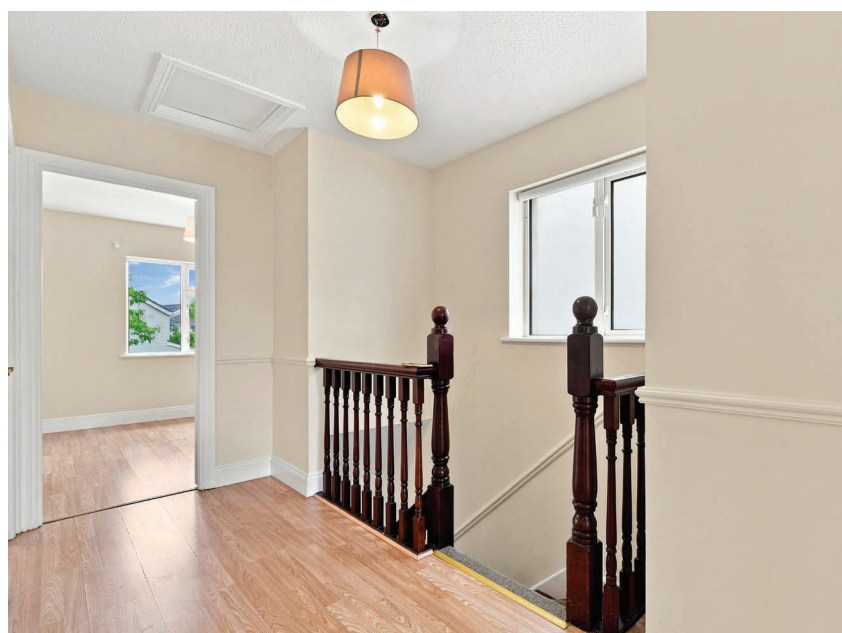
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Accommodation

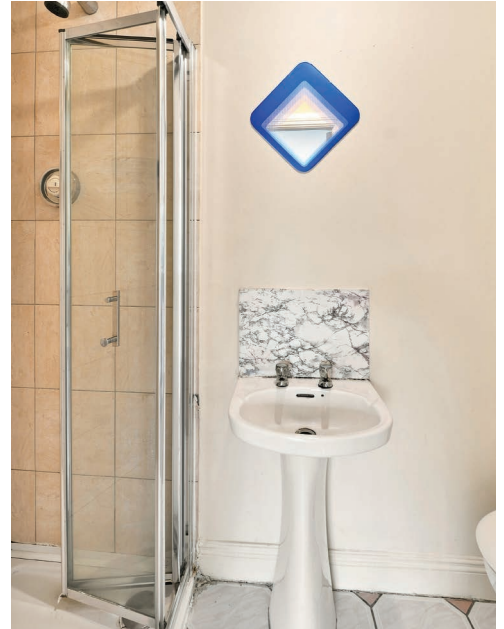
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Landing	3.1m x 4.3m	Carpet flooring on stairway, laminate flooring on landing, hanging pendant light with shade, roller blinds, access to attic space and hot press with shelving.
Master Bedroom (Front)	3.2m x 5.1m	Laminate flooring, hanging pendant light with shade, fitted wardrobes with overhead cabinets and fitted mirrors.
Ensuite	2.3m x 1m	Tiled flooring, light fitting, extractor fan, w.c., w.h.b. with tiled splashback and shower cubicle.
Bedroom 2 (Front)	2.4m x 3.1m	Laminate flooring, hanging pendant light with shade and fitted wardrobes.
Bedroom 3 (Rear)	3.5m x 2.3m	Laminate flooring, hanging pendant light, roller blinds and fitted wardrobe with fitted mirror.
Bedroom 4 (Rear)	3.2m x 2.9m	Laminate flooring, light fitting, roller blinds and fitted wardrobe with mirror.
Family Bathroom	1.4m x 2.6m	Tiled flooring with semi tiled walls, light fitting, Velux window, w.c., w.h.b. with fitted mirror and bath with shower screen.



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Garden

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Garden

South/East facing, lawn area and block wall surround.

Additional Information:

- Gross internal floor area approx. 124 sq.m. (1,335 sq.ft)
- Built c.2000
- PVC fascia and soffits
- Wired for alarm
- Off street parking
- Low maintenance red brick and dashed exterior finish

Items Included in sale:

Hob, double ovens, washing machine, free standing fridge/freezer, all curtains, blinds and light shades.

Services:

- Mains water
- Gas fired central heating

Garden

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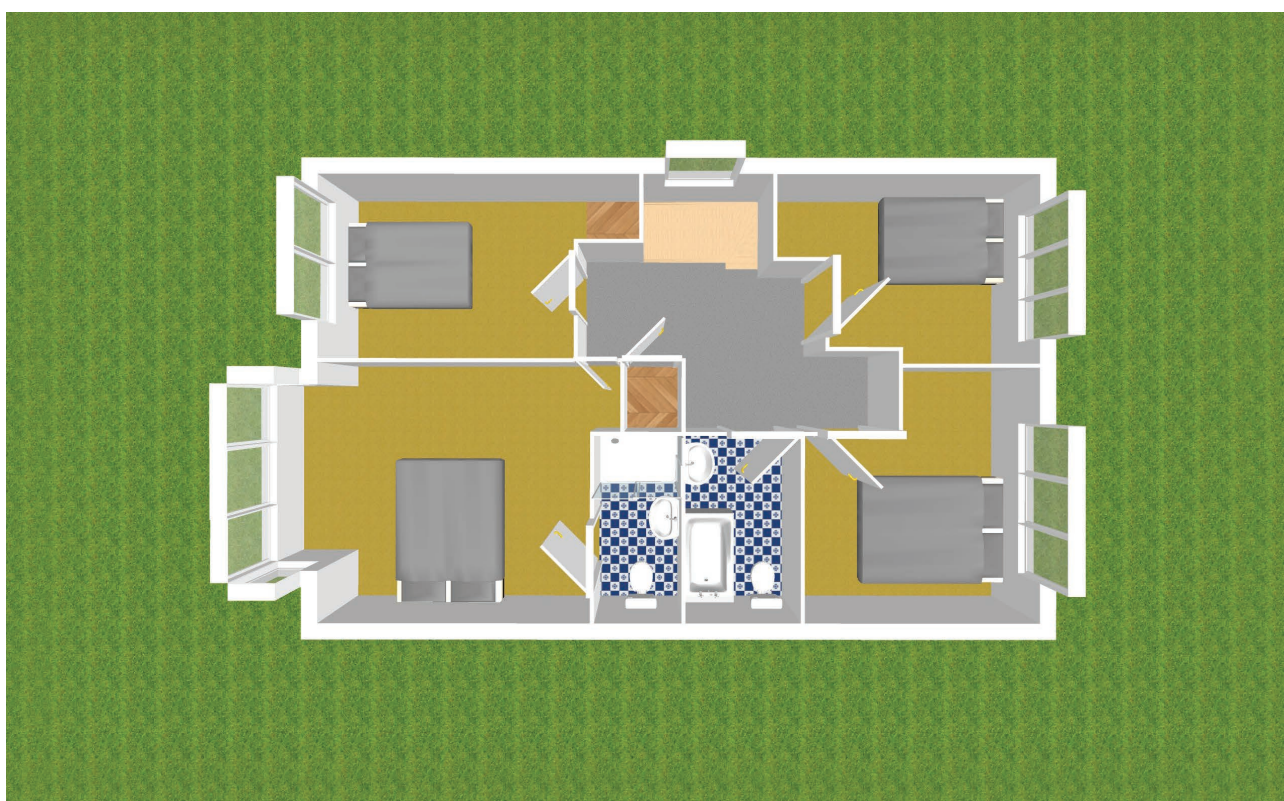


Floor Plans

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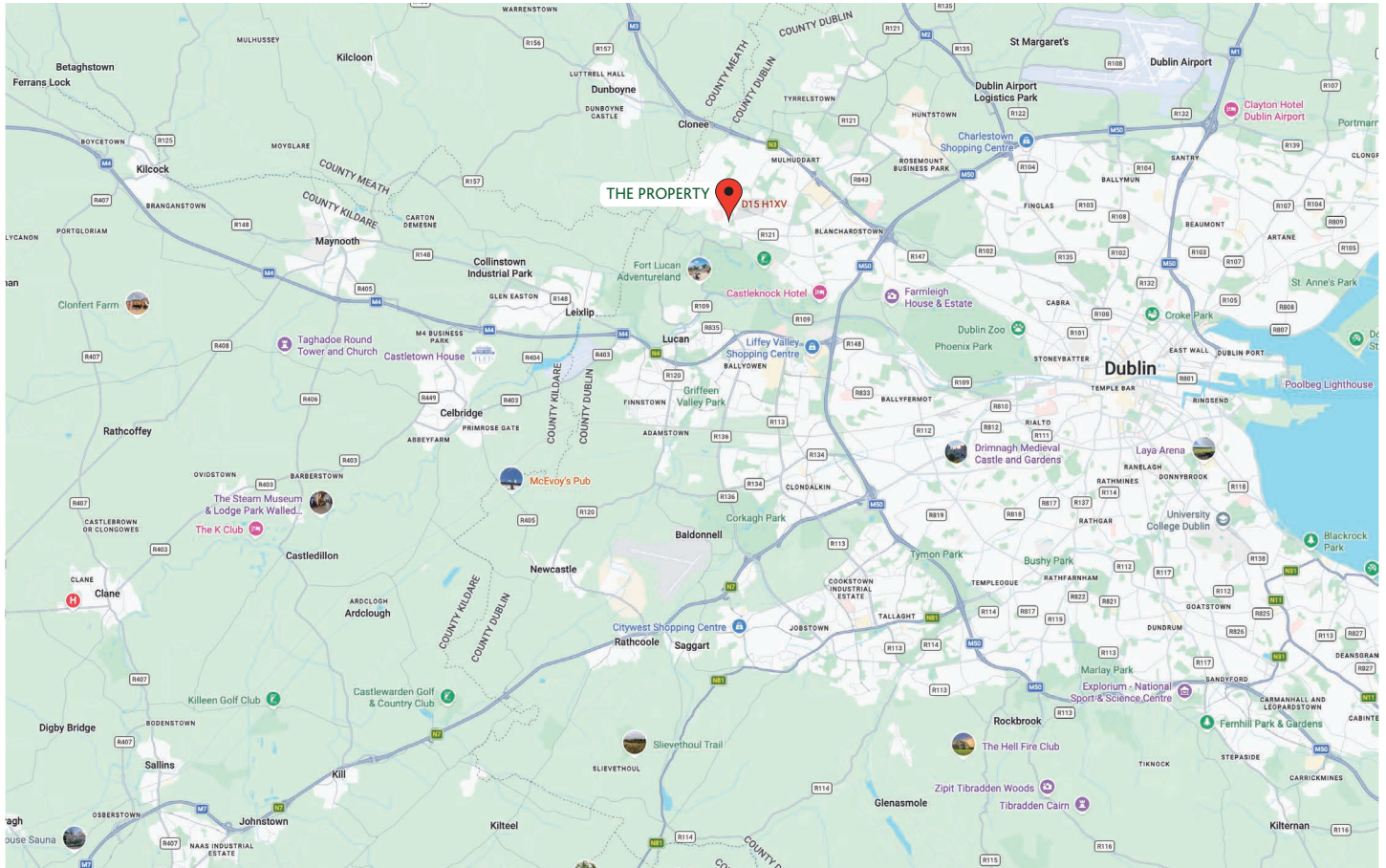
Ground Floor



First Floor

Directions

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Directions

D15 H1XV



Viewing

By appointment only



Contact information:

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