

Residential

Coonan
PROPERTY



97 Woodview Heights, Lucan, Co. Dublin

- Coonan Property present this spacious three-bedroom semi detached home, with South/West rear facing garden and within walking distance of all amenities
- Accommodation comprises of entrance hallway, living room, kitchen/dining area, family bathroom and three bedrooms with master ensuite
- Benefits from a large front driveway and gated side access, offering convenience and privacy
- Ideal for first-time buyers to make their own and available for immediate occupancy
- Low maintenance south/west facing garden with patio and not overlooked
- Ideally located on the outskirts of Lucan village, close to SuperValu, Tesco, Liffey Valley Shopping Centre, schools, parks and a range of sporting facilities
- Excellent transport links with immediate access to the N4 and close proximity to the M4, M50, M7, Adamstown Train Station, QBC and Nitelink services

**3 bedroom semi-
detached house
extending to approx.
88 sq.m (950 sq.ft)**

Guide Price:

€395,000

Private Treaty

Accommodation



Entrance
Hallway

1.6m x 4.4m

Porch, tiled flooring, light fitting and storage under stairway.

Living Room

3.3m x 4.4m

Laminate flooring, light fitting, open fire place and double French door leading to kitchen/dining area.



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Kitchen/
Dining Area

5.3m x 3.6m

Tiled flooring, hanging pendant light with additional spotlights, shaker style floor to wall kitchen cabinets, gas boiler, free standing Samsung fridge/freezer, fully plumbed with washing machine, stainless steel sink, dishwasher, cooker and extractor fan.

Landing

2m x 3.1m

Carpet flooring from stairway to landing, access to attic space, light fitting and hot press with shelves.



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Master
Bedroom
(Including
Ensuite)

4.4m x 2.7m

Engineered oak flooring, hanging pendant light with shade and fitted wardrobe.

En-suite

1.8m x 1.4m

Fully tiled bathroom, extractor fan, w.c., w.h.b., light fitting, fitted vanity unit, shower cubicle with Triton shower system.

Bedroom 2
(Rear)

3.4m x 3.2m

Laminate flooring, light fitting, walk in wardrobe with light fitting and shelves.



Accommodation



**Bedroom 3
(Front)**

2.5m x 2.8m

Engineered oak flooring, light fitting and fitted wardrobe.

**Family
Bathroom**

2m x 2m

Lino flooring, light fitting, w.c., w.h.b., fitted shaving light, window, bathtub with Triton shower system and tiled walls.

Garden

South/West facing rear garden, stone paving, raised flower beds and walled surround.



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Additional Information:

Gross internal floor area approx. 88.3 sq.m
Built c.1970'/80's
PVC fascias and soffits surround
Not overlooked from rear
South west facing rear garden

Items Included in sale:

Cooker, washing machine, dishwasher,
American style fridge freezer and all light
fittings and shades.

Entrance Driveway:

Cobble lock driveway, raised flower beds
with a steel side gate.

Services:

Mains water
Gas fired central heating



Floor Plans

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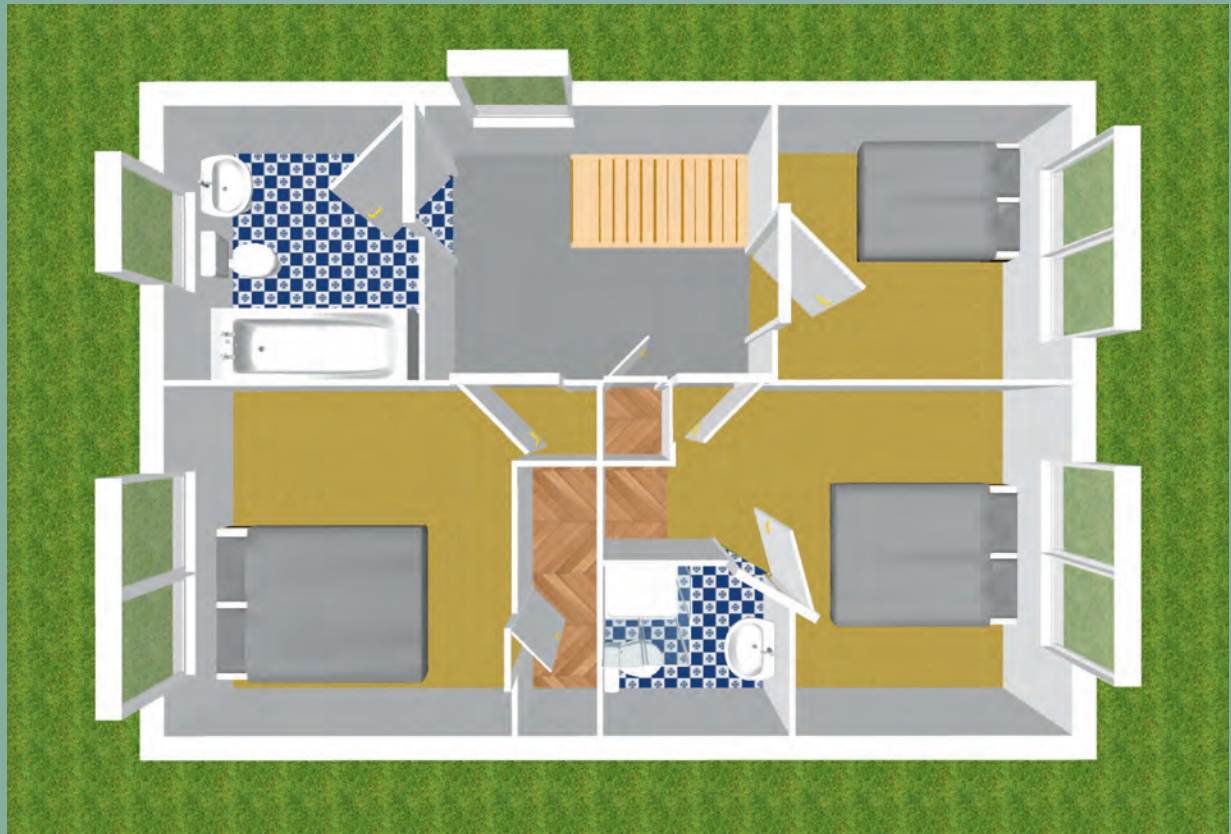
Ground Floor



Floor Plans

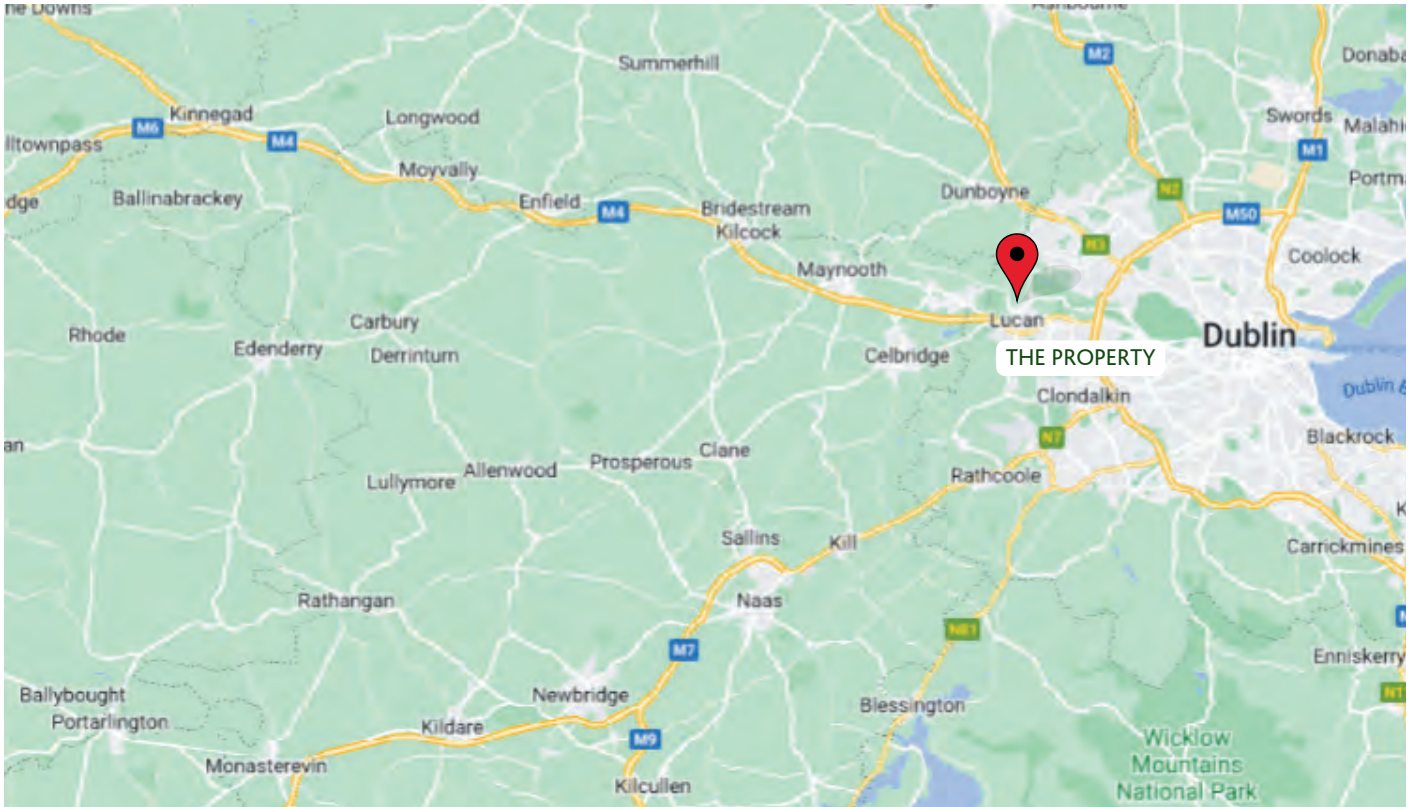
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First Floor



Directions

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Directions

K78 W2K5

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Viewing

By prior appointment at any reasonable hour.

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Contact Information:
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