

# Residential

**Coonan**  
PROPERTY



## 29 Liscarne Gardens, Clondalkin, Dublin 22

- Coonan Property presents this exceptional three-bedroom home with an impressive B3 BER rating, ideally located within a short stroll of all amenities and Liffey Valley Shopping Centre
- Presented in superb condition, this property has been meticulously maintained by the current owners and features a well-appointed kitchen, contemporary bathroom, double glazed windows and more
- Extending to approximately 87 sq.m, the spacious accommodation briefly comprises an entrance hallway, living room, kitchen/dining area, three bedrooms and a family bathroom
- Low maintenance rear garden complete with composite deck, artificial grass and a block built shed.
- Ideally positioned just metres from shops, schools, bus stops and a range of local amenities, with Fonthill and Liffey Valley Shopping Centre within walking distance
- Excellent transport links nearby including Dublin Bus routes and Clondalkin Train Station, with convenient access to the M4, M50 and M7 motorways

3 bedroom home  
extending to approx.  
86 sq.m (926 sq.ft)

Guide Price:

**€325,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

**6.33m x 1.77m**

Wood effect tiled flooring, coving, light fitting, radiator cover and storage closet.

Living Room

**3.27m x 4.68m**

Laminate flooring, feature marble fireplace with electric fire insert, tv point, coving and light fitting.



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**Kitchen/Dining 5.16mx 2.67m**

Wood effect tiled flooring, shaker style wall and floor units, oven, hob, extractor fan, radiator cover, light fitting and double French door leading to rear garden.

**Landing**

**3.16m x 1.94m**

Carpet, hot-press, light fitting and attic access.



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Master  
Bedroom

**3.19m x 4.25m**

Carpet, light shade and coving.

Bedroom 2

**3.23m x 3.14m**

Carpet, fitted wardrobes, light shade, curtains, blinds and gas boiler.



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**Bedroom 3**     **2.29m x 2.92m**     Carpet, light shade, curtains and blinds.

**Bathroom**     **1.72 m x 1.96m**     Fully tiled, shower cubicle with electric Mira elite shower, w.c., w.h.b. with toiletries cabinet, fitted mirror with lights, shaving light, extractor fan, light fitting and blinds.

**Garden**     Artificial grass, composite deck area and block built shed.



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## **Additional Information:**

Gross internal floor area approx. 86 sq.m  
Originally built 1960's  
Outside lights  
Outside tap  
No onward chain involved- ready for immediate occupancy  
Never been rented

## **Items Included in sale:**

Oven, hob, extractor fan, radiator cover, light fittings, curtains and blinds.

## **Services:**

Mains water  
Gas fire central heating

## **Entrance Driveway:**

Gated with parking for one car and cobble locked drive.



# Floor Plans

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