

Residential

Coonan
PROPERTY



17 The Drive, The Paddocks, Hansfield, Co. Dublin

- Coonan Property present this impressive A-rated three-bedroom home extending to 112sq.m, ideally located in the sought-after Hansfield Wood development
- Accommodation comprises entrance hallway, living room, kitchen/dining area, guest W.C., utility room, three spacious bedrooms including master ensuite, and main bathroom
- Energy-efficient design featuring an air-to-water heat pump, double-glazed windows and high levels of insulation
- Generous rear garden which extends to almost 15m offers potential for future extensions.
- Ideally positioned within walking distance of a host of amenities including schools, shops such as SuperValu, creche facilities and Hansfield Medical Centre
- Excellent connectivity to the M3 and M50 motorways, with regular bus services and nearby train stations at Hansfield and Clonsilla within easy reach

3 bedroom home
extending to approx.
112 sq.m (1,206 sq.ft)

Guide Price:
€495,000

Private Treaty

Accommodation



Entrance Hallway **1.9m x 5.9m** Tiled flooring, recessed lights and storage under stairs.

Guest W.C. **1.5m x 1.5m** Tiled flooring, fitted light, w.c., w.h.b. with tiled splash back, ventilation system and fitted vertical heated towel rail.

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Living Room **4.2m x 3.5m** Tiled flooring, recessed lights, TV point and thermostat.



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**Kitchen/
Dining Area**

5.4m x 4.1m

Tiled flooring, tiled splashback, recessed lights, wall and floor units, stainless steel sink and extractor fan.

Utility Room

1.6m x 1.9m

Tiled flooring, hanging pendant light, fully plumbed with additional storage space and worktop.

Landing

4.1m x 2m

Laminate flooring from stairway to landing, recessed lights, access to attic space and hot press with water pump.



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**Master
Bedroom
(Front)**

3.4m x 4.2m

Laminate flooring, recessed lights with fitted wardrobes and additional overhead cabinets and night stands on both sides.

En-suite

2.3m x 1.3m

Tiled flooring, fitted light, extractor fan, w.c., w.h.b. with tiled splashback, fitted mirror, shaving light, shower cubicle and a fitted vertical heated towel rail.

**Bedroom 2
(Rear)**

2.8m x 4.6m

Laminate flooring, recessed lights and fitted wardrobe.



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Bedroom 3
(Rear)

2.6m x 3.3m

Laminate flooring, recessed lights and fitted wardrobe.

Family
Bathroom

2.6m x 2m

Tiled flooring, ~~fitted light~~, w.c., w.h.b. with tiled splashback, fitted mirror, shaving light, fitted vertical heated towel rail, bath with shower screen and tiled surround.

Garden

7.1m x 14.2m

Lawn area, outdoor socket, outdoor tap, outdoor light and timber side gate.



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Additional Information:

Gross internal floor area approx. 112 sq.m.
Built c.2017
Large front driveway with parking for 2 cars
PVC facias and soffits
Low maintenance brick and plaster façade
Outdoor lighting

Items Included in sale:

Extractor fan, hob, fridge-freezer & dishwasher.

Services:

Mains water
Air to water heat pump

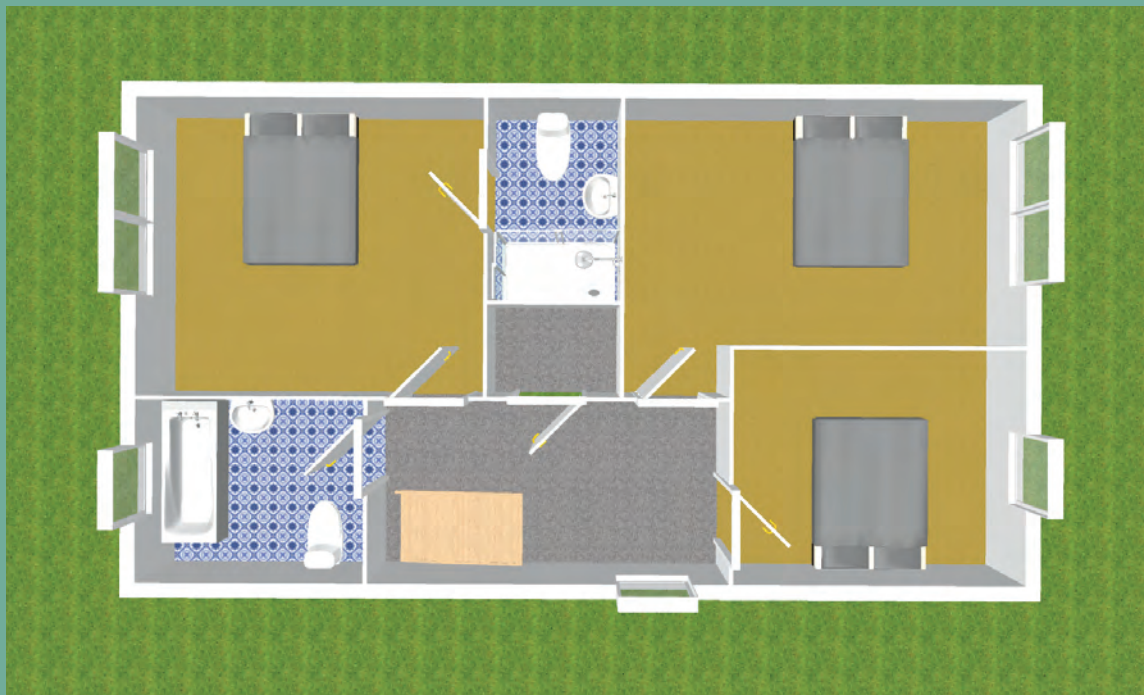
Entrance Driveway:

Concrete driveway with space for 2 cars and lighting at front door.



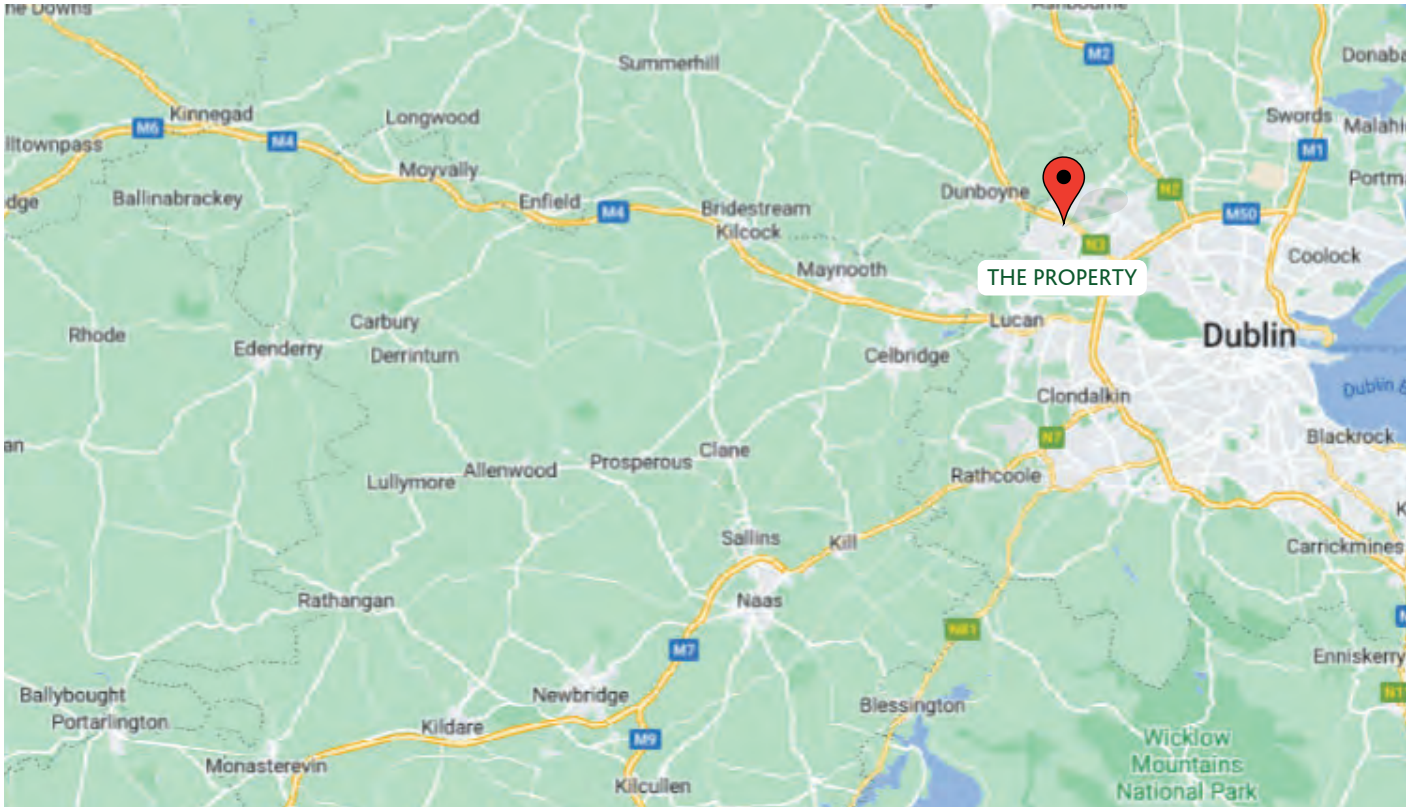
Floor Plans

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Directions

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Directions

D15 A89W

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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