

Residential

Coonan
PROPERTY



36 Cherryfield Walk, Hartstown, Dublin 15

- Coonan Property present this well-maintained two-bedroom bungalow in turnkey condition, ideally positioned in a quiet cul-de-sac
- Upgraded in 2025 to include a modern kitchen and bathroom, composite front door, quality flooring and improved finishes throughout
- Accommodation comprises entrance hallway, storm porch, living room, kitchen/dining area, conservatory, two bedrooms and main bathroom
- Ideally located within walking distance of local amenities including shops, schools (both primary and secondary), sports clubs and local pubs, with Blanchardstown Shopping Centre just a short drive away
- Excellent connectivity with frequent bus routes and easy access to the N3, M3 and M50, offering seamless travel to Dublin City, the Airport and beyond
- An ideal starter home or perfect for those looking to downsize to a more manageable property in a superb location

2 bedroom bungalow
extending to approx.
65 sq.m (700 sq.ft)

Guide Price:

€295,000

Private Treaty

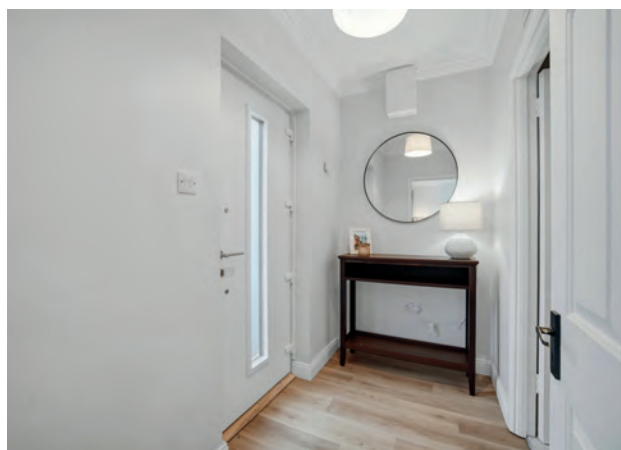
Accommodation

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Storm Porch **2.47m x 0.88m** Tiled flooring, triple glazed windows, outdoor light fitting and an A rated composite door.

Entrance Hallway **2.36m x 1.31m** Laminate flooring and hanging pendant light.

Living Room **4.53m x 3.61m** Laminate flooring, hanging pendant light, coving, fireplace with brick surround and gas fire insert.



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Hallway

2 0.97m x 2.17m

Laminate flooring, recessed light, hot press with shelving and access to attic space with fitted folding ladder.

Kitchen/
Dining Area

2.59m x 4.73m

Laminate flooring, tiled splash back, recessed lights, shaker style kitchen cabinets, integrated fridge/freezer, oven, gas hob, dishwasher, extractor fan, washer/dryer, Franke kitchen sink, gas boiler and triple glazed double French doors leading to conservatory.



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Conservatory **2.53m x 2.12m**

Lino flooring, double glazed windows and a door leading rear garden.

**Master
Bedroom**

3.47m x 2.89m

Carpet flooring, hanging pendant light, fitted sliding wardrobes with new shelves and drawers.

**Bedroom 2
(Front)**

2.67m x 2.47m

Carpet flooring and hanging pendant light.



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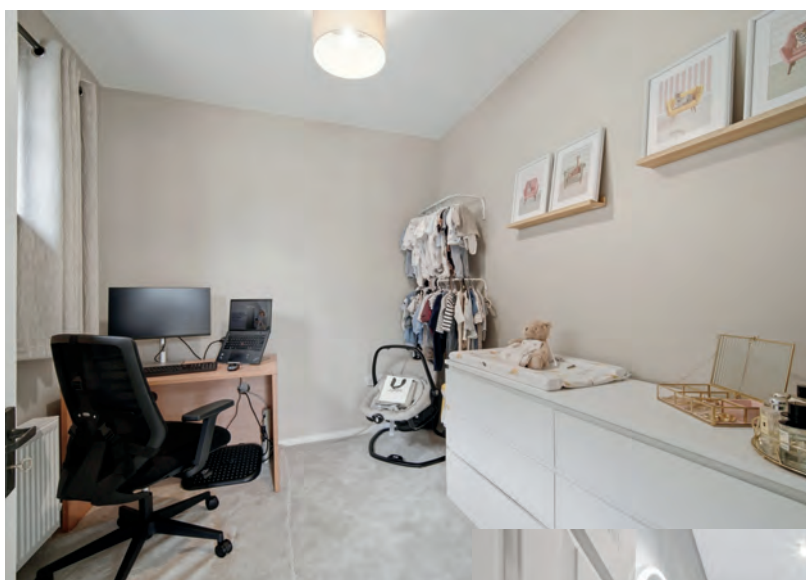
Family Bathroom

1.92m x 2.44m

Fully tiled bathroom, w.c., w.h.b. with vanity unit, fitted mirror with shaving light, vertical heated towel rail, recessed lights, extractor fan, bath with shower screen, monsoon shower head and a Triton shower system.

Garden

Patio area, lawn area, steel side gate, barna shed, outdoor light with motion sensor and outdoor tap.



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Additional Information:

Gross internal floor area approx. 65 sq.m.
New fuse board
Wired for an EV charger
South/West facing front garden
New radiators
New triple glazed windows
New laminate flooring
New wardrobe shelves and chest drawers in master bedroom
Boiler replaced 5 years ago and is serviced annually
New kitchen cabinets, splash back, worktop and sink
New plaster on walls and ceilings
All renovations finished beginning of 2025

Items Included in sale:

Dishwasher, oven, gas hob, fridge-freezer, extractor fan, washer-dryer, wooden shed, outdoor and indoor light fittings.

Services:

Mains water
Gas fired central heating

Entrance Driveway:

Lawn area, side entrance with steel gate and outdoor lighting.



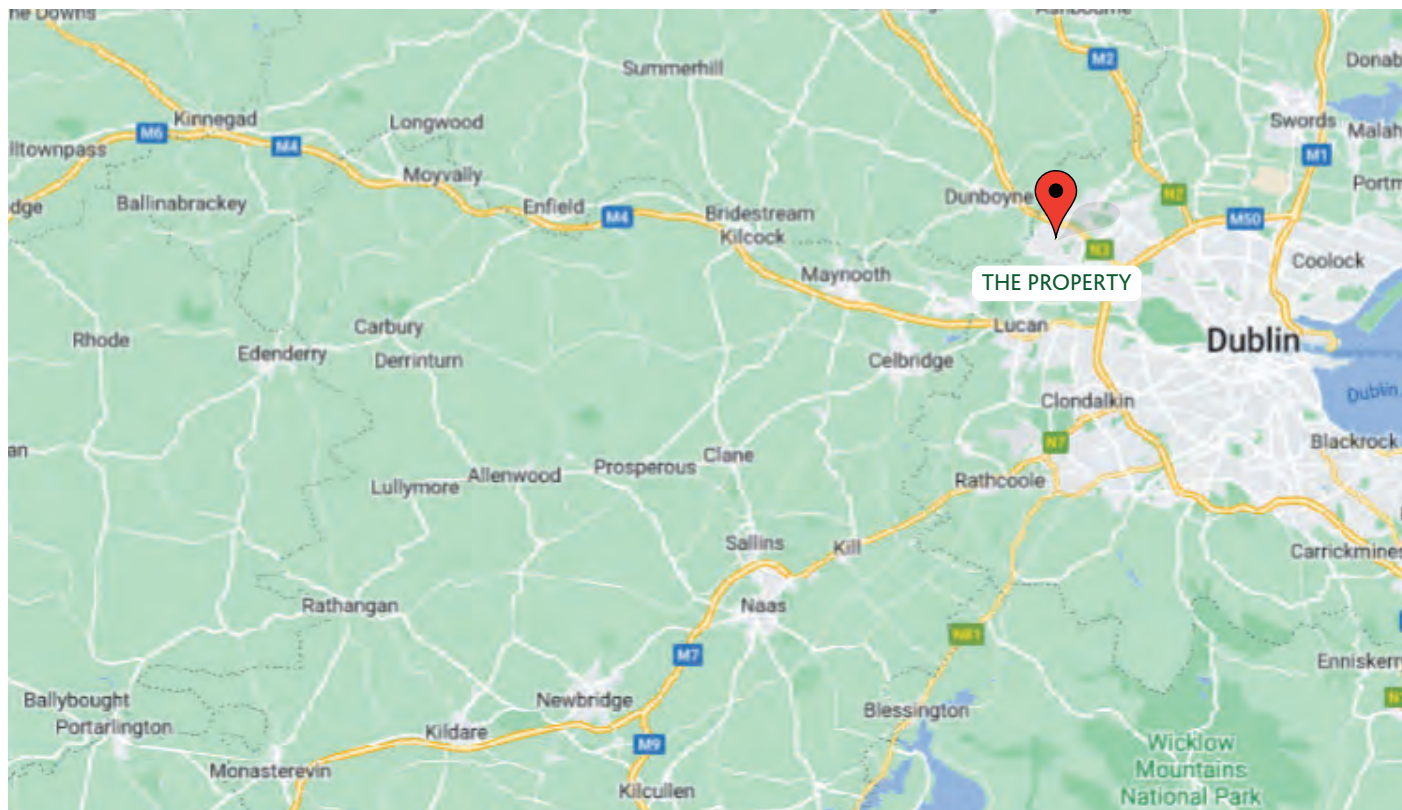
Floor Plans

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Directions

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Directions

D15 Y5WX

BER

BER D2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:
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