

Residential

Coonan
PROPERTY



46 Manor Field View, Clonsilla, Dublin 15

To register a bid on this property, please visit coonanlive.com

- Beautifully presented 2 bed home extending to approx. 800 sq ft
- Briefly comprises, entrance hallway, living room, kitchen, two bedrooms and a bathroom.
- Private south west facing rear garden which enjoys morning till evening sunshine.
- Conveniently located just a short walk from local shops and schools with Blanchardstown Shopping Centre also nearby.
- The M3 motorway, Hansfield train station and bus stops are all easily accessible.
- Ideal first time buyers home or investment property in walk in condition.

2 bedroom
Home
approx. 800 sq ft

Guide Price:
€275,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway

1.36m x 1.1m

Lamanite flooring, light fitting and alarm panel.

Sitting Room

6.1m x 3.75m

Lamanite flooring, light fitting, feature fireplace with granite hearth and gas fired insert, T.V. point, under stair storage, radiator cover, curtains and blinds.



Accommodation

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Kitchen

**(4.8m x 1.8m) +
(2.03m x 2.88m)**

ceramic tiled floor, floor and wall units, tiled splashback, fridge freezer, washing machine, oven, hob, extractor fan, coving, curtains and sliding door leading to rear garden.



Accommodation

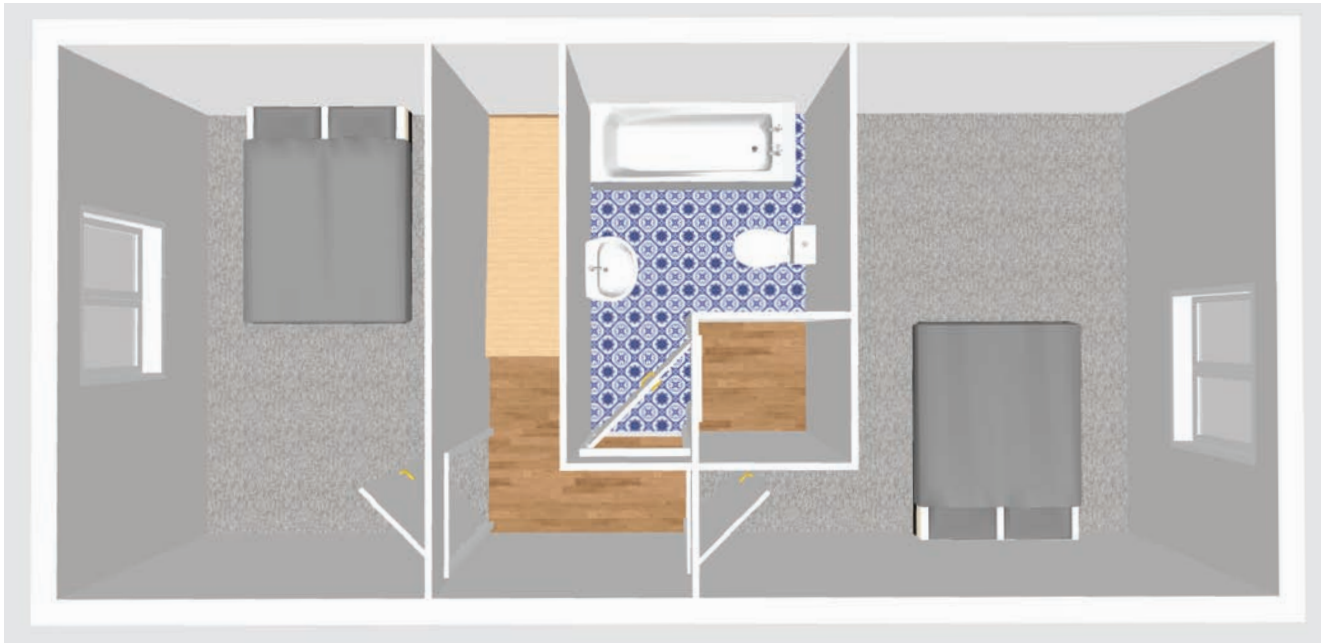


1st FLOOR:

Landing	1.1m x 1.91m	Attic access with stairs, light fitting and carpet.
Bedroom 1	3.65m x 3.75m	Laminate flooring, fitted wardrobes, light fitting, T.V. point, curtains and blinds.
Bedroom 2	3.65m x 3.77m	Laminate flooring, fitted wardrobes, light fitting, curtains and blinds.
Bathroom	2.54m x 1.61m	Fully tiled, w.c., w.h.b. with built in vanity unit, bath with screen and electric shower T90sr, recessed lights, integrated shelving, chrome heated towel rail and hot-press.



Floor Plans





Additional Information:

- South west facing rear garden which extends to 11m x 3.76m
- Barna shed is fully plumbed & electricity
- Outside light
- Outside tap
- Slabbed patio area
- Low maintenance pebble garden
- Wooden fence boundary surround
- Overlooking a green area
- Off street parking for 1 car
- Fully alarmed

Services:

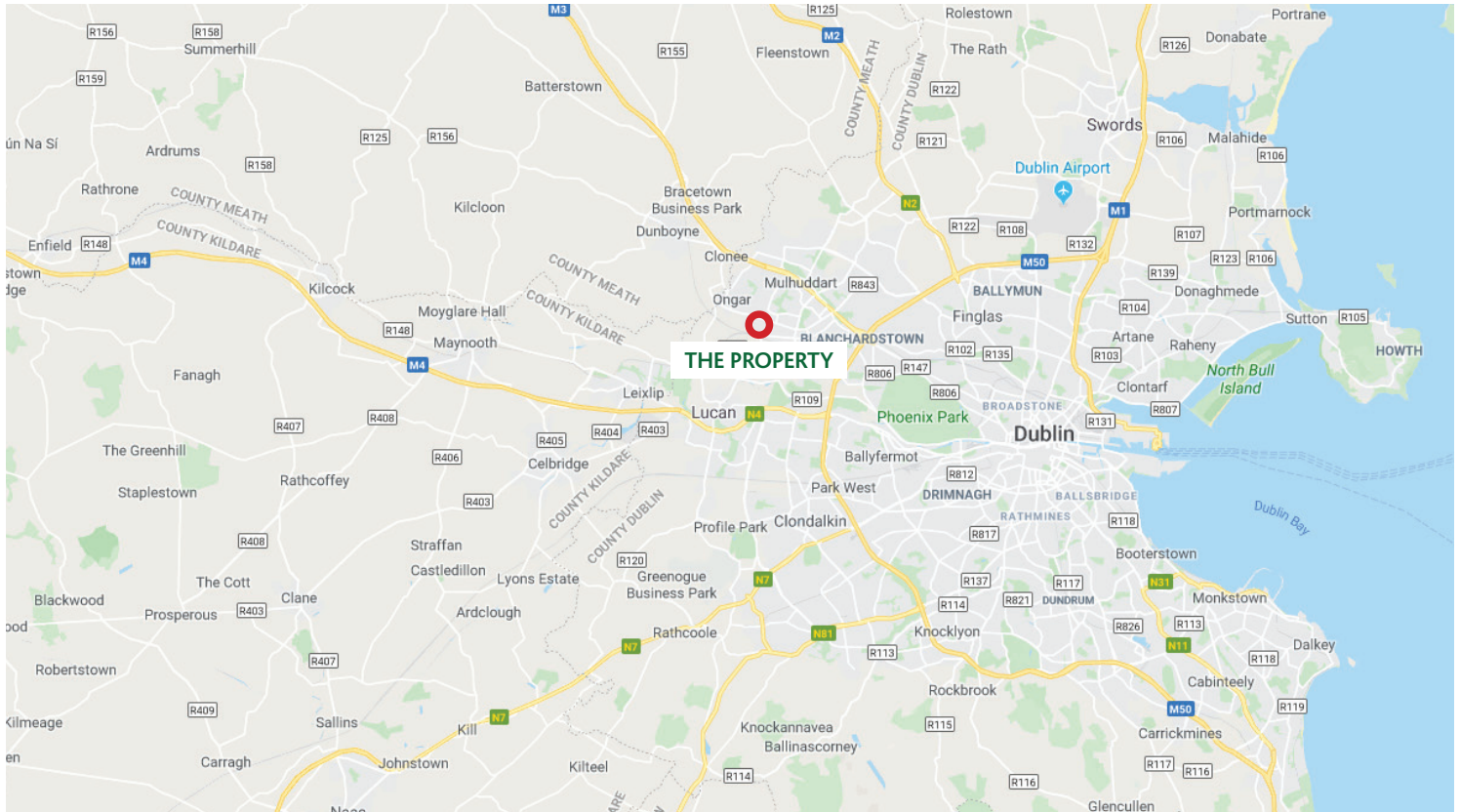
Gas fired central heating
Mains water
Mains sewerage

Items Included in sale:

Fridge freezer, washing machine, oven, hob, extractor fan, coving, curtains and light fittings.

Directions

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Directions:

Eircode
D15 E8W3

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Contact Information:

Sales Person
Mick Wright
01 6286128

VIEWING

By prior appointment at any reasonable hour.

BER **BER C2**

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