

# Residential

**Coonan**  
PROPERTY



## 1 Shackleton Square, Lucan, Co. Dublin

- Coonan Property is delighted to present this impressive A3 rated, four bedroom home extending to a spacious 135 sq.m (1,453sq. ft)
- Briefly comprises main hallway, living room, kitchen/dining room, four bedrooms with main ensuite and family bathroom
- Just 7 years old, this property presents in showhouse condition and should leave little to do for the new owner
- Energy efficient home with Solar PV panels, high levels of insulation and a condensing gas boiler
- West- facing rear garden which has been beautifully landscaped to include a patio area, artificial grass and a barna shed
- Located in this highly sought after development convenient to Lucan Village, Adamstown, numerous sports clubs, Airlie Park and a range of shops including Lidl, Supervalu, Lucan Shopping Centre and Hillcrest Shopping Centre
- Within walking distance of primary and secondary schools with the M4 and M7 just a short drive away offering easy access to the M50 and beyond.

**4 bedroom home  
extending to approx.  
135 sq.m (1,453 sq.ft)**

**Guide Price:  
€595,000**

**Private Treaty**

# Accommodation

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Entrance  
Hallway

**6.5m x 1.48m**

Laminate floor, radiator cover, alarm panel, wood panelled wall and recessed lights.

Guest W.C.

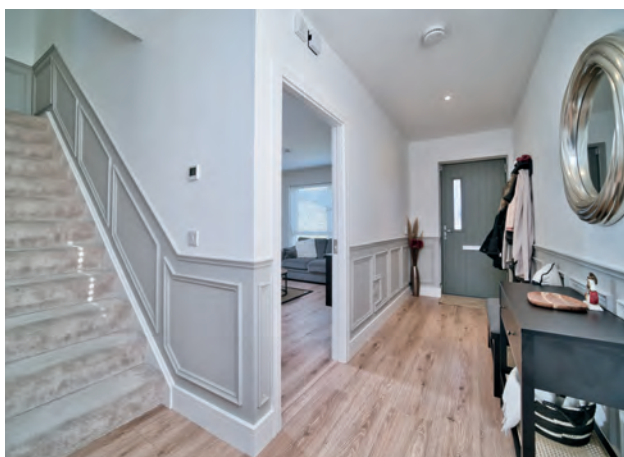
**1.52m x 1.58m**

Tiled floor, w.c., w.h.b., extractor fan, vertical heated towel rail and light fitting.

Living Room

**3.95m x 4.55m**

Built in TV unit with feature panelled wall, laminate floors and venetian blinds.





# Accommodation



## Kitchen/Dining 5.38m x 5.46m

Tiled floor, fitted wall and floor units, quartz worktop, double oven, gas hob, fitted microwave, extractor fan, dishwasher, tiled splashback, half panelled wall, venetian blinds and French doors leading to rear garden.

## Utility Room 2.1m x 2.58m

Light fitting, heat recovery ventilation system and fully plumbed for washing machine and light fitting.

## Landing (3.73m x 2.9m) + (1.15m x 1.16m)

Light fitting, shelved hot press, half panelled walls and attic access via folding ladder.



# Accommodation

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**Master  
Bedroom**

**4.9m x 3.2m  
(includes ensuite)**

Facing back garden.  
Laminate floor, fitted wardrobes, venetian blackout blinds and curtains.

**En-suite**

**1.74m x 1.68m**

Fully tiled, shower cubicle with monsoon shower head, w.c., w.h.b., extractor fan, fitted mirror with shaving light and light fitting.

**Bedroom 2**

**4.6m x 2.22m**

Facing back garden  
Laminate flooring, curtains, venetian blackout blinds and half panelled feature wall.



# Accommodation



Bedroom 3	2.85m x 4.56m	Laminate flooring, fitted wardrobe, curtain and venetian blackout blinds.
Bedroom 4	3.35m x 2.55m	Fitted wardrobe, laminate flooring, curtains and venetian blackout blinds.
Bathroom	2.68m x 1.68m	Fully tiled, bath, separate shower cubicle, w.c., w.h.b., fitted mirror with shaving light, venetian blinds, extractor fan and light fitting.
Garden	7.84m x 13.5m	Gated side entrance, patio, artificial grass area and barna shed.





# Accommodation



## **Additional Information:**

Gross internal floor area approx. 135sq.m  
(1,453sq. ft)

Built in 2018

Heat recovery ventilation system

Wood panelled fence with concrete post

Pvc fascia and soffits

Outside light

Outside tap

Outside sockets

## **Entrance Driveway:**

Paved driveway with parking for two cars  
and mature planting.

## **Services:**

Mains water

Gas fire central heating

Solar PV panels

## **Items Included in sale:**

Double oven, gas hob, microwave,  
dishwasher, extractor fan, curtains and  
blinds.



# Accommodation

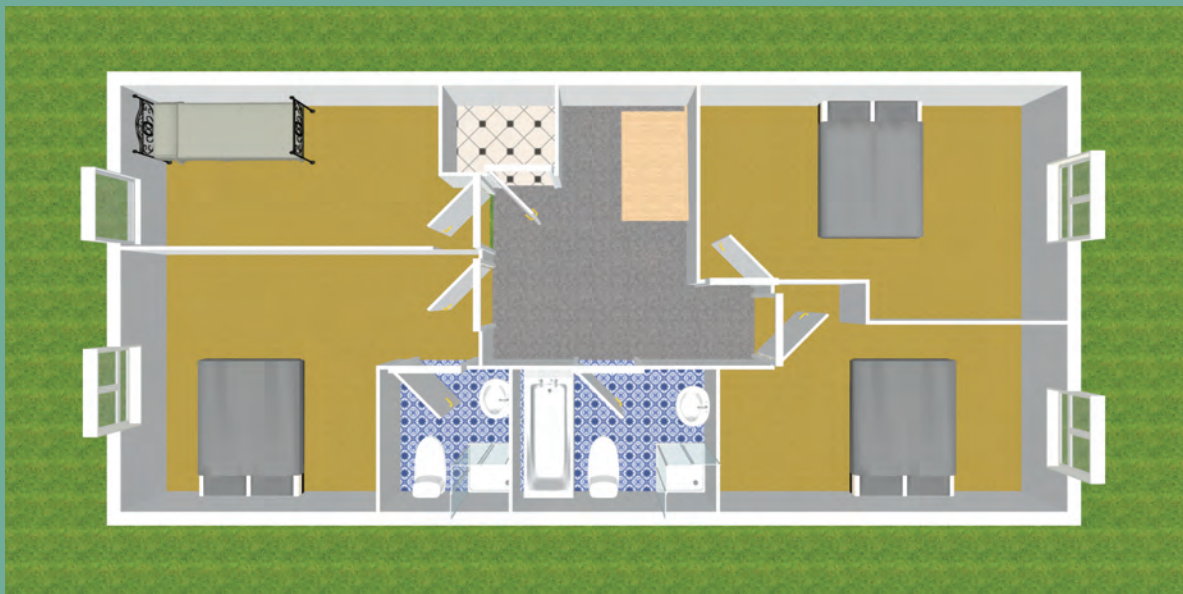
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# Floor Plans

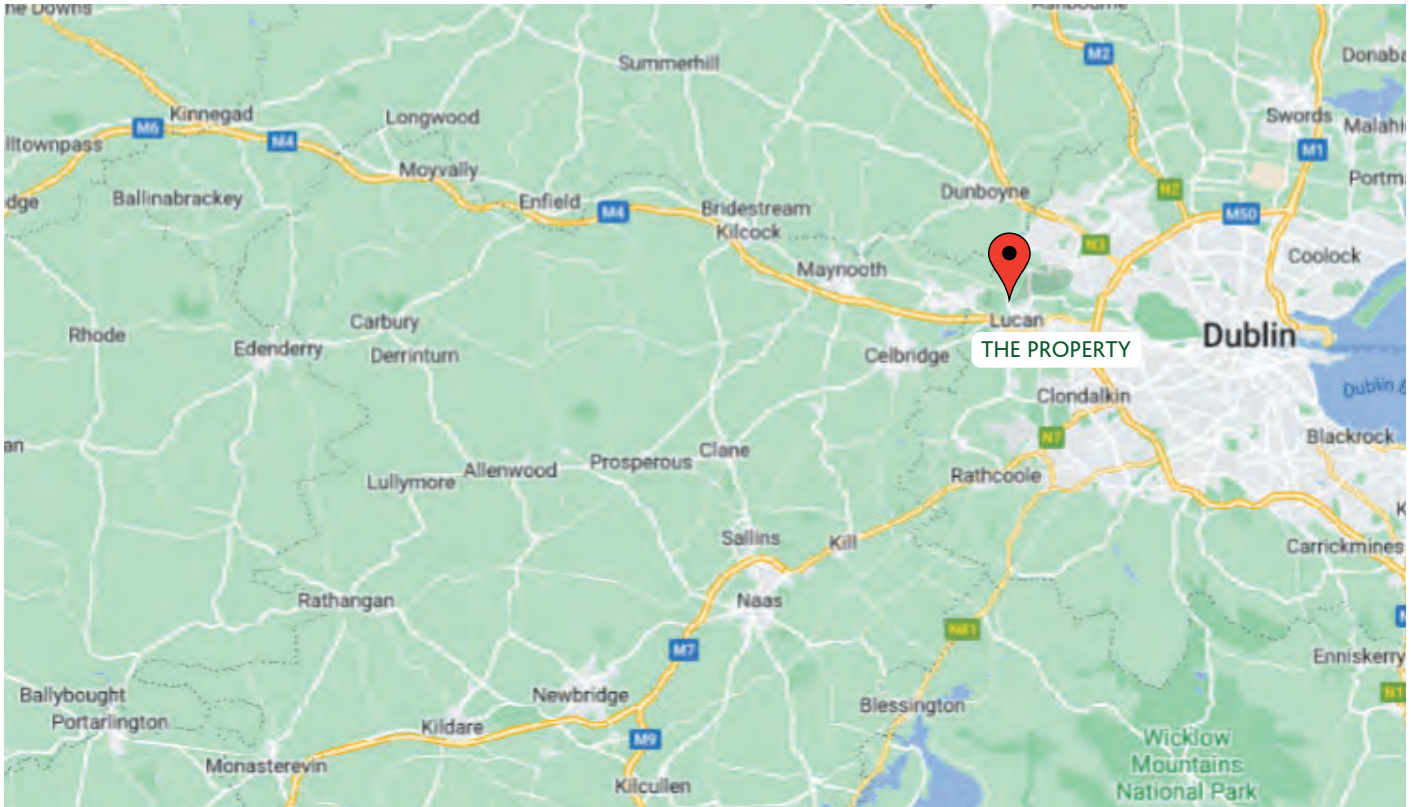
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# Directions

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## Directions

K78 Y4E3

**BER**

**BER A3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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