



64 Littlepace Park, Clonee, Dublin 15

- Coonan Property proudly presents this beautifully maintained three-bedroom family home, complete with a spacious attic conversion and ideally located just minutes from schools, shops, and a wide range of local amenities.
- Spacious accommodation briefly comprises an entrance hall, living room, kitchen/dining area, guest WC, three bedrooms (master en suite), converted attic room and family bathroom
- Immaculately presented throughout, with standout features such as newly installed front and rear windows, a contemporary en suite bathroom, and elegant oak flooring – this home is truly turnkey and ready for immediate occupation.
- Sunny south west facing rear garden complete with 2 steel sheds and patio area
- Private tarmac driveway offering convenient off-street parking for up to two vehicles.
- Exceptional attic conversion provides over 200 sq. ft. of additional versatile space, ideal for a home office, playroom, or guest room.
- Just a short walk from excellent primary and secondary schools, sports facilities, local shops, pub and frequent bus routes
- Enjoy seamless access to the M3 motorway, with the M50, Dublin City Centre, and Dublin Airport all within easy commuting distance

3 bedroom family
home extending to
approx. 97 sq.m
(1,044 sq.ft)

Guide Price:

€465,000

Private Treaty

Accommodation

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Entrance
Hallway

1.8m x 4.82m

Semi solid oak flooring, under stair storage, radiator cover, coving, light fitting and alarm panel.

Guest W.C.

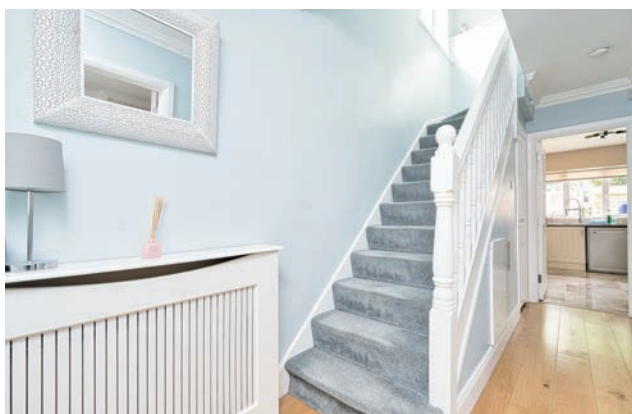
0.81m x 1.45m

Fully tiled, w.c., w.h.b. with built in vanity, light fitting and window.

Living Room

3.46m x 5.65m

Semi solid oak flooring, coving, light fitting, blinds, feature fireplace with granite hearth and open fire, double doors leading into kitchen/dining room.



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Kitchen/Dining 5.4m x 3.54m

Tiled flooring, fitted wall and floor units, American style fridge freezer, oven, hob, dishwasher, blinds, light fittings, tv point and double doors leading to rear garden.

Landing

2.61m x 2.07m

Carpet, recessed lights, hot-press and stairs to attic.

**Master
Bedroom**

3.38m x 4.12m

Carpet, fitted wardrobes, light fitting, curtains and blinds.



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En-suite

Fully tiled, oversized shower cubicle with monsoon shower head, w.c., w.h.b. with built in vanity unit, fitted mirror, vertical heated towel rail, recessed lights and extractor fan.

Bedroom 2

3.1m x 4.17m

Laminate flooring, fitted wardrobes and blinds.



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Bedroom 3 **2.55m x 2.26m** Laminate flooring, fitted wardrobes and blinds.

Attic Room **4.11m x 4.7m** Carpet, fitted wardrobes, recessed lights, two Velux windows with blinds and eaves storage.

Garden South west facing rear garden, patio areas, raised flower beds, lawn area and wall surround.



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Additional Information:

Gross internal floor area approx. 97sq.m
(1,044 sq. ft)

Attic Room adds an additional 19.27sqm
(207sq. ft)

Built in 1998

Triple glazed windows to front and double to
back fitted in 2023

Ensuite refurbed in 2022

Gated side entrance

Two steel sheds

Outside sockets

Outside tap

Outside lights

PVC fascia and soffits

Services:

Mains water

Gas fire central heating

Items Included in sale:

American style fridge freezer, oven, hob,
extractor fan, dishwasher, blinds, curtains
and light fittings.

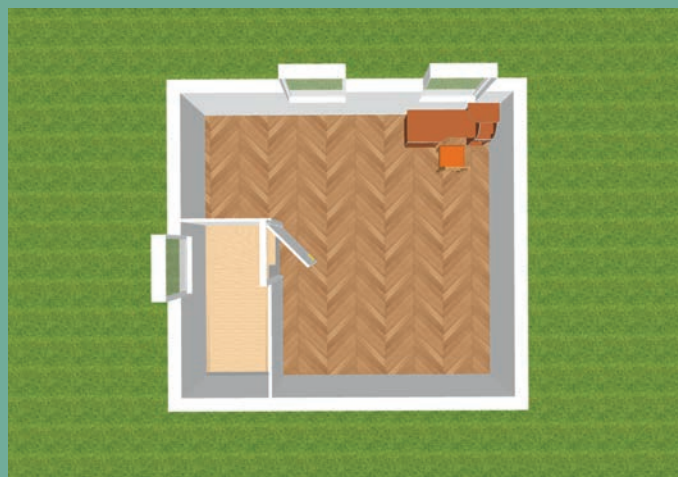
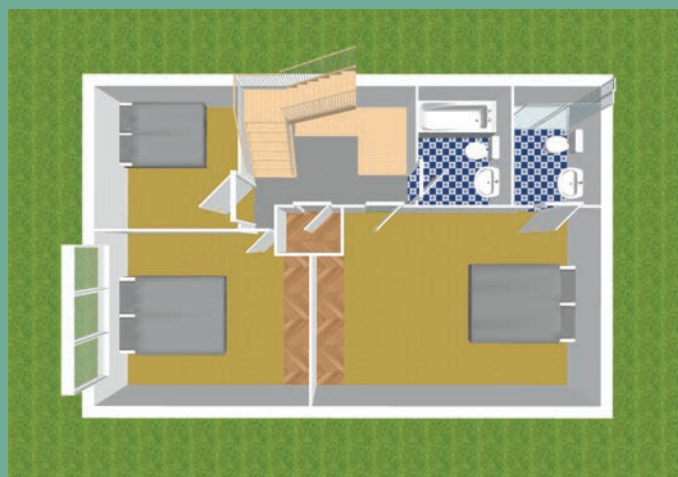
Driveway Entrance:

Tarmacadam drive with parking for two
cars, red brick wall surround.



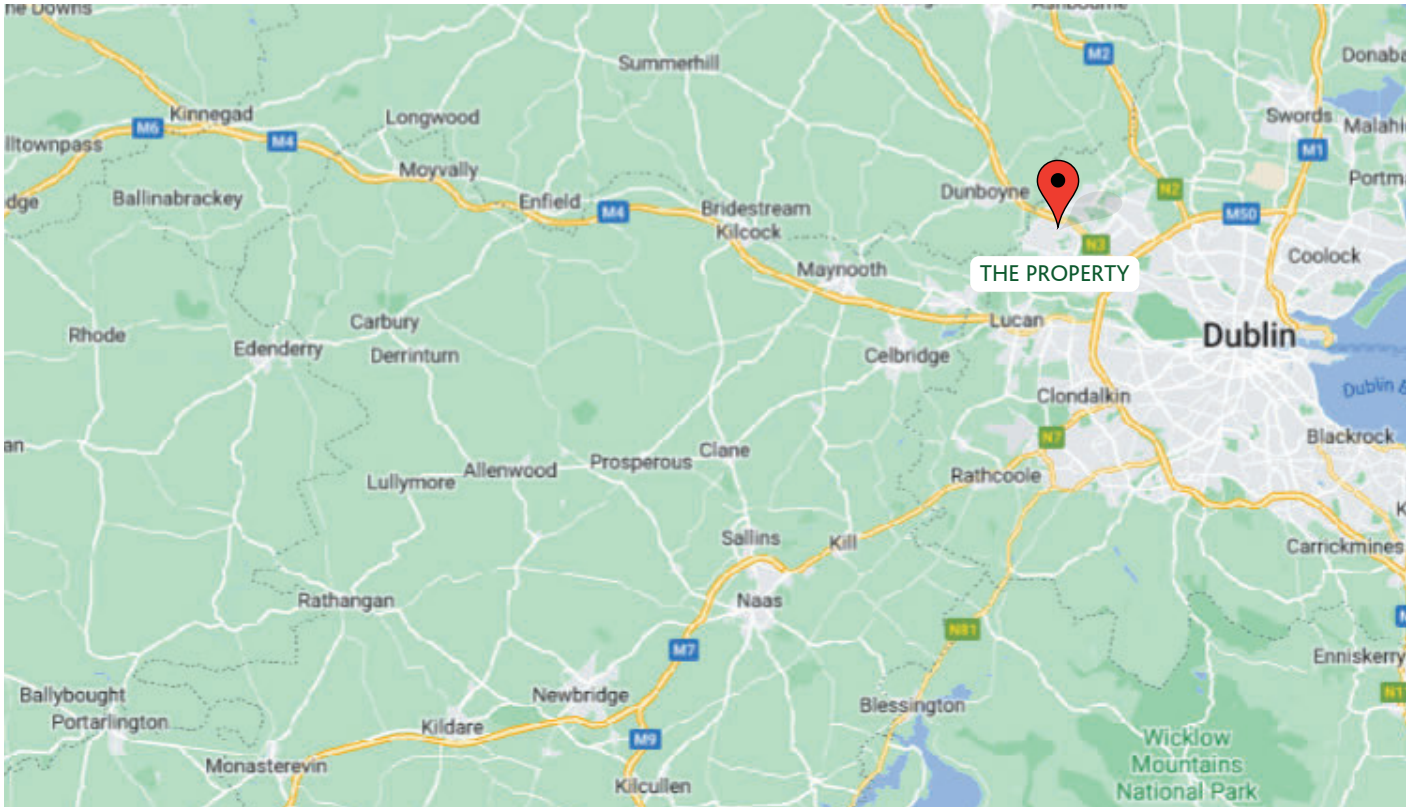
Floor Plans

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Directions

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Directions

D15 N2N1

BER

BER C1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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