

# Residential

**Coonan**  
PROPERTY



## Moneen, Bohernabreena, Dublin 24

To register a bid on this property, please visit [coonanlive.com](https://coonanlive.com)

- Four bedroom detached property on 0.33 acres extending 210 sq meters
- Mature grounds with tarmacadam drive, cobble lock patio area, lawn with wall and fence surround.
- Comprising of reception/hallway, four bedrooms converted into five, four en-suite, family bathroom, downstairs w.c., kitchen, utility room, dining and living room.
- Excellent location, nestled in the foothills of the Dublin mountains yet within easy access to all amenities (c.4km from Tallaght village, c.6.5km Templeogue and 7km to Rathfarnham)
- Excellent public transport links with luas, Dublin bus, M50, M7 and N81 only minutes from your doorstep.

PSRA No. 003764 [coonan.com](https://coonan.com)

4 bedroom  
Detached  
approx. 0.33 acres  
extending 210 sq  
meters

Guide Price:  
**€650,000**

Private Treaty

# Accommodation

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## GROUND FLOOR:

Entrance Porch	3.79m x 1.28m	Double glazed PVC door, tiled floor and alarm panel.
Entrance Hallway	1.85x 5.23m	Generous reception area, hot-press, tiled floors and light fitting.
Downstairs W.C.	1.84 x 2m	Fully tiled with w.h.b. and w.c.
Living Room		Juncker's oak hardwood flooring, cast iron fire place mahogany surround, decorative cornicing and coving finish.



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Dining Room

6.4m x 4.52m

Juncker's oak hardwood flooring, decorative cornicing and coving, solid wood surround and double doors leading into conservatory.

Conservatory

4.44m x 6.02m

PVC doors and windows, tiled floor and light fitting.



# Accommodation

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**Kitchen**

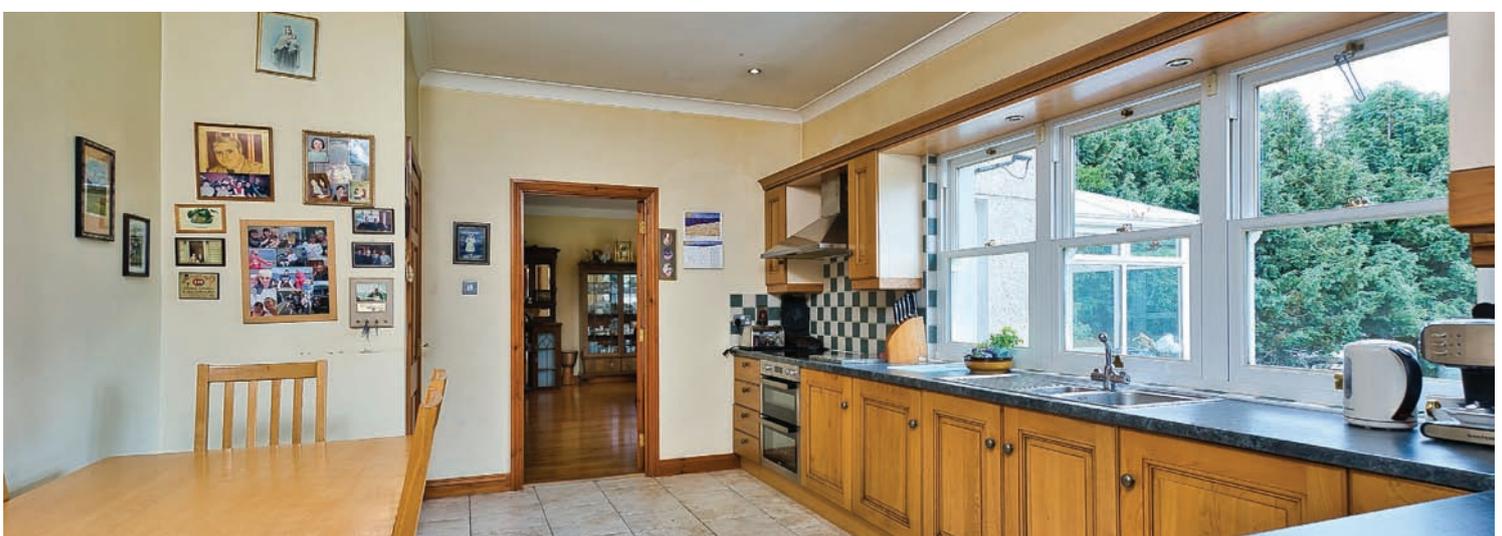
**3.65m x 4.83m**

Fully fitted kitchen, tiled floor, tile splashback, coving, recessed lights, double oven, extractor fan and sash windows.

**Utility Room**

**2.97m x 2.29m**

Fully plumbed for washing machine, sink, tiled floor, tiled splashback, additional kitchen cabinets and light fitting.



# Accommodation



## Downstairs Bedrooms:

Bedroom 4	5.57m x 3.8m	Solid oak flooring and light fittings.
Bedroom 5	3.36m x 5.83m	Carpet, fitted wardrobes, fitted dressing table and light fitting.
Ensuite		Electric shower, w.c., w.h.b. and fully tiled.



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## 1st floor:

Landing		Carpet, Velux window, attic access and light fittings.
Master Bedroom	<b>2.89m x 6.39m</b>	Carpet, fitted wardrobes, alarm and sash windows.
Ensuite		Tiled, electric shower, towel rail, w.c. and w.h.b.



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Bedroom 2	3m x 5.5m	Carpet, fitted wardrobes and light fitting.
Bedroom 3	3.76m x 6.1m	Tiled floor and partially tiled walls, electric shower, w.c., w.h.b., and light fitting.
Ensuite	1.9m x 1.96m	Tiled, w.c., w.h.b. and electric shower
Bathroom	2m x 2.4m	Tiled floor and partially tiled walls, bath with shower head, w.c. and w.h.b.



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**Study/storage room**    **2.72m x 9.64m**

Carpet, sash windows, recessed lights, additional storage and Velux window.

**Garden and grounds**    **2.3m x 5.82m**

Front and rear garden with wall and fence surround, patio area to the rear of the residence and approached by tarmacadam drive.



# Floor Plans





### **Additional Information:**

Built in 2006  
Sash window and juncker flooring  
Ample parking

### **Services:**

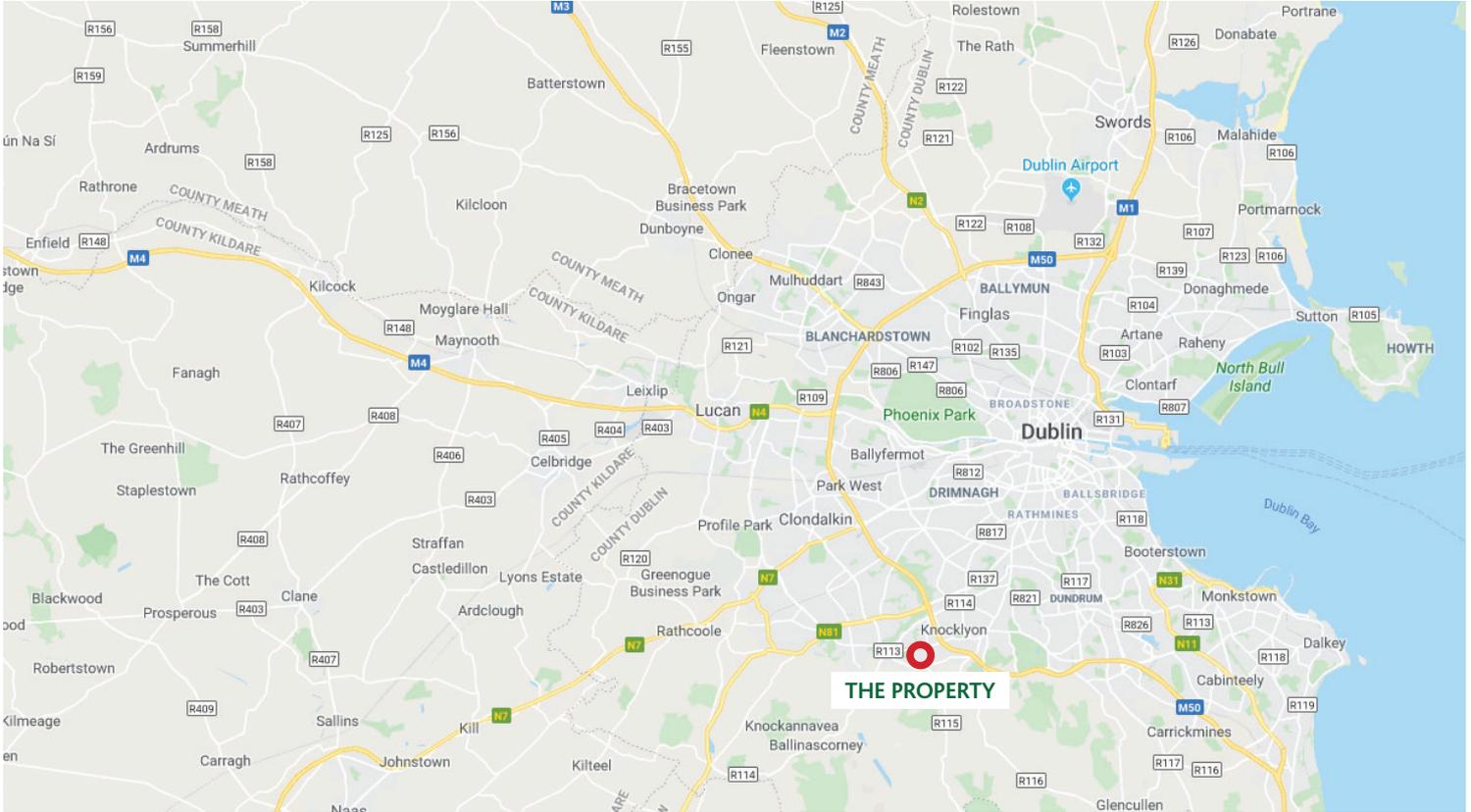
Mains water  
Mains sewerage  
Oil central heating

### **Items Included in sale:**

Oven and washing  
machine.

# Directions

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## Directions:

Eircode  
D24 DW65

## VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

Sales Person  
Jill Wright  
01 6286128

BER **BER C1**

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