



1 Littlepace Crescent, Clonee, Dublin 15

- Coonan Property is delighted to introduce this exceptional four-bedroom family home, featuring an additional reception room and a substantial side entrance, ideally situated just minutes from schools, shopping, public transport, and a wide range of local amenities.
- Offering approx. 133 sq.m (1,432 sq.ft) of well-designed living space, the property briefly comprises an entrance hall, bright and spacious living room, open-plan kitchen/dining area, study/playroom, guest WC, four bedrooms (master en suite) and family bathroom.
- Immaculately presented throughout, this home boasts beautifully maintained interiors with bright, generously proportioned rooms and a versatile layout to suit modern family living.
- A particularly large side entrance presents excellent potential for future development or extension (subject to planning permission).
- A spacious, high-quality precast concrete shed to the rear offers a variety of uses — ideal as a home office, gym, playroom, or possible conversion to a self-contained unit (granny flat).
- Nestled at the end of a quiet cul-de-sac near the entrance of this highly regarded residential development.
- 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.

4 bedroom family
home extending to
approx. 133 sq.m
(1,432 sq.ft)

Guide Price:

€575,000

Private Treaty

Accommodation

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Entrance Hallway

4.92m x 1.8m

New composite front door, timber flooring, carpet on stairs, light fitting, under stair storage, coving and radiator cover.

Guest W.C.

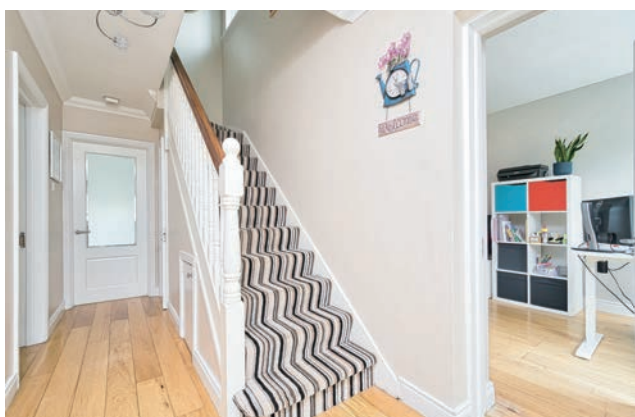
0.83m x 1.54m

Fully tiled, w.c., w.h.b., extractor fan and recessed light.

Living Room

4.19m x 5.05m

Timber flooring, feature fireplace with granite hearth, recessed lights, coving, tv point, double doors leading into dining area, bay window with blinds.



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Open Plan
Kitchen/Dining (6.16m x 3.85m) +
(2.25m x 2.96m)

Mix of tiled & oak flooring, feature panelled wall, light fittings, double doors leading into living room, sliding door to rear garden, fitted shaker style wall and floor units, breakfast bar with storage, tiled splashback, recessed lights, roman blinds, double oven, hob, extractor fan, integrated dishwasher and fridge freezer.

Study Room 2.73m x 3.63m

Oak flooring, blinds, curtain pole, tv point and light fitting.

Utility Room 1.34m x 2.61m

Accessed through study.
Oak flooring, fully plumbed for washing machine and dryer and door leading to rear garden.

Landing 1.13m x 4.14m

Carpet, hot-press, light fitting and attic access.



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**Master
Bedroom**

3.63m x 4.07m

Overlooking front, T & G wood flooring, two sets of sliding wardrobes, curtains, blinds and recessed lights.

En-suite

2.34m x 1.58m

Tiled flooring, semi tiled walls, whirlpool bath with electric Mira sport shower, w.c., w.h.b., recessed lights, vertical heated towel rail and extractor fan.

Bedroom 2

3.82m x 3.31m

Overlooking back, T & G wood flooring, fitted wardrobes, curtains, blinds and light fitting.

Bedroom 3

2.44m x 2.42m

Overlooking front, T & G wood flooring, curtains, blinds and light shade.



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Bedroom 4 2.47m x 2.47m

Overlooking back, T & G wood flooring, fitted wardrobes, curtains, blinds and light fitting.

Bathroom 2.19m x 1.66m

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

Garden 11.4m x 11m

Lawn and patio area, flower beds and wall surround.

Concrete Shed 6m x 3.7m

Power supply, lighting and accessed by wide garage door.



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Additional Information:

Gross internal floor area approx. 133sq.m
(1432 sq. ft)

Built in c.1996

Located at end of cul de sac

Nest smart heating controls

Outside tap

Outside light

PVC fascia and soffits

New windows fitted to front 2 years ago

Bathroom renovated two years ago

Services:

Mains water

Gas fire central heating

Items Included in sale:

Roman blinds, double oven, hob, extractor fan, integrated dishwasher and fridge freezer.

Driveway Entrance:

Parking for 2 cars, lawn area, flower beds with mature planting and red brick wall surround.



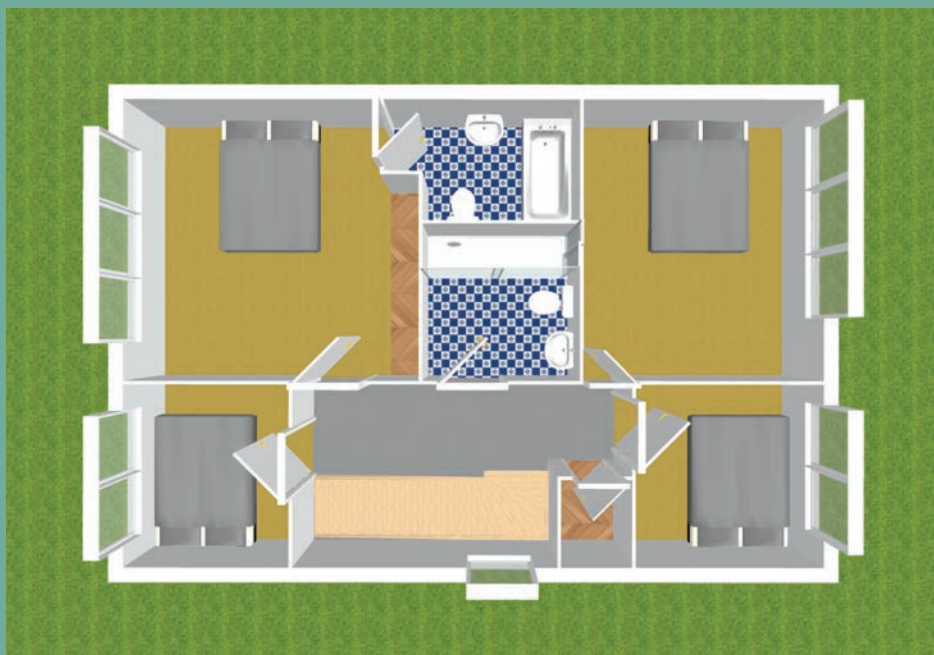
Accommodation

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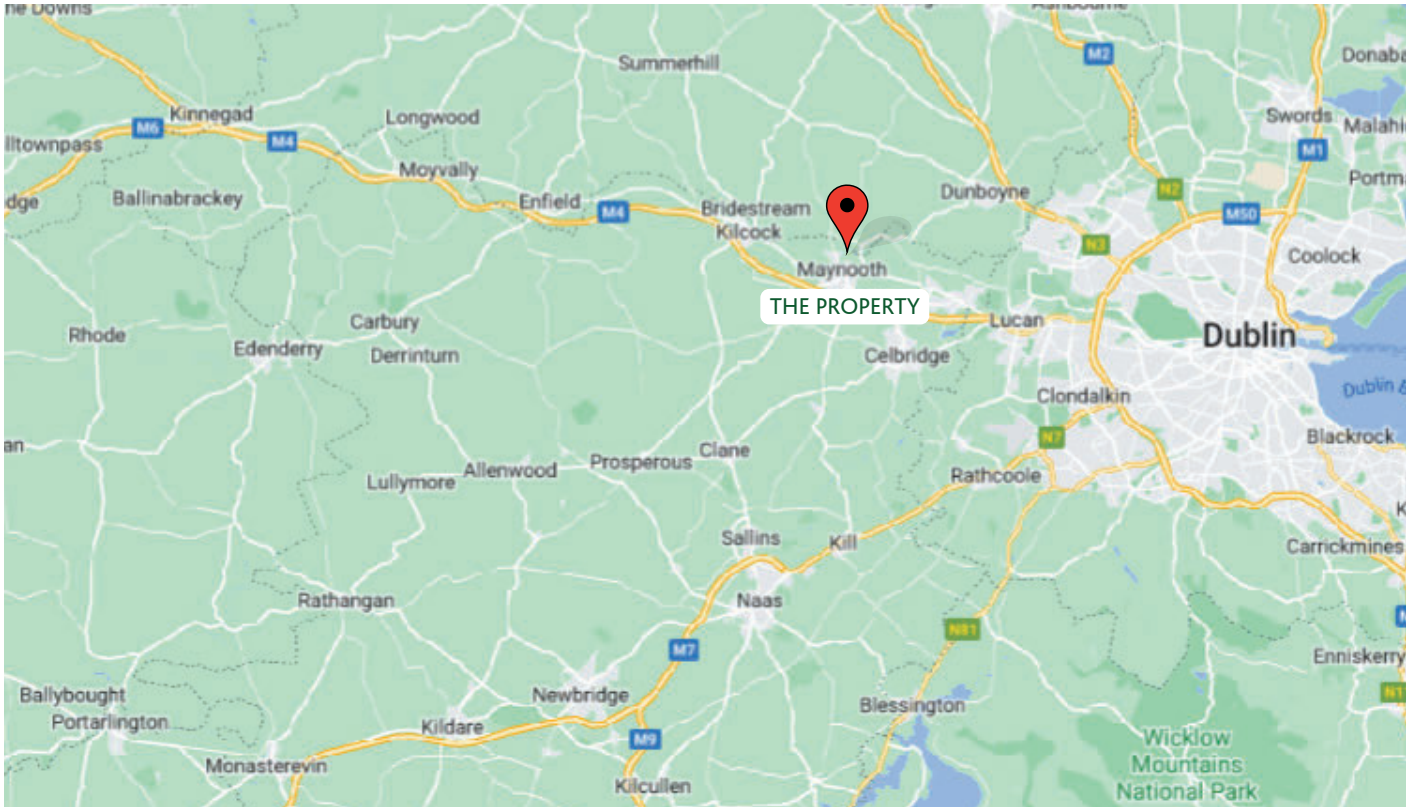
Floor Plans

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Directions

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Directions

D15 K7CV

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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