



25 Tullyhall Close, Lucan, Co. Dublin

- Coonan Property proudly presents this impressive A3-rated two-bedroom home, occupying a large corner site in the highly sought-after Tullyhall development
- Built in 2018, the property features an entrance hallway, bright living room with storage, modern kitchen/dining area, guest W.C., two double bedrooms, and a family bathroom
- Extending to 90 sq.m (969sq.ft), this stylish and contemporary home offers bright, well-proportioned living spaces throughout
- A generous rear garden with side access provides excellent potential for future development, subject to planning permission
- Located at the end of a quiet cul-de-sac with convenient access to schools, shops, and Griffeen Valley Park
- Tullyhall Close benefits from excellent transport links, including local bus routes, Adamstown Train Station, and easy access to the N4, N7, and M50

**2 bedroom home
extending to approx.
90 sq.m (969 sq.ft)**

**Guide Price:
€445,000**

Private Treaty

Accommodation

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Entrance
Hallway

1.4m x 2.6m

Laminate floors, light pendant, thermostat and multi lock composite door.

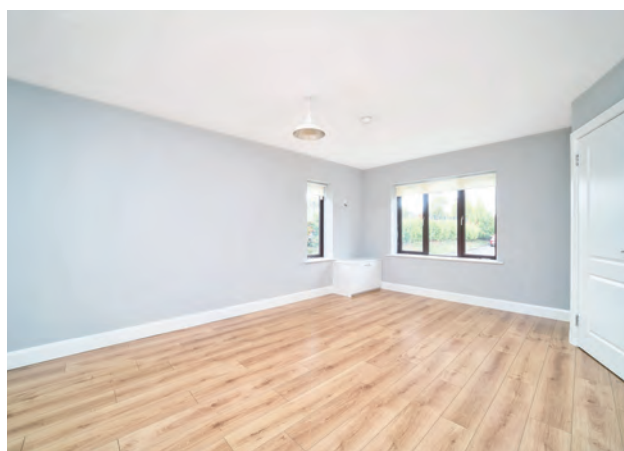
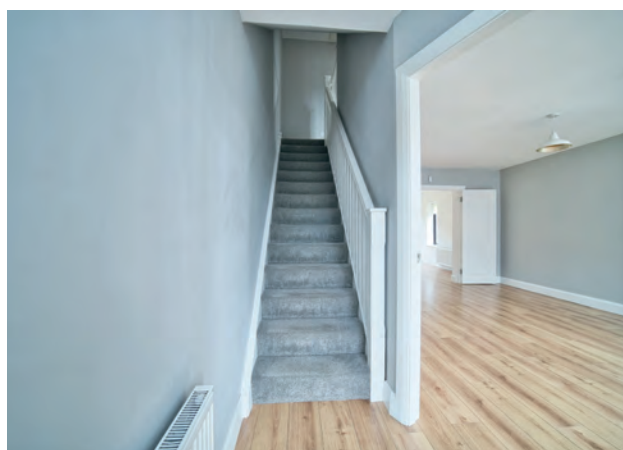
Guest W.C.

Vinyl flooring, light fitting, fitted mirror, w.c. , w.h.b. with tiled splash back.

Living Room

4.7m x 5.6m

Laminate floors, light pendant with shade, fitted roller blinds and double French doors leading to the kitchen/dining.



Accommodation



Kitchen/Dining 4.4m x 4.7m

Laminate floors, light pendant with shade, fitted roller blinds, stainless steel sink, tiled splash back, Beko washing machine, dishwasher, oven, hob, extractor fan, fridge/freezer and double French doors leading to garden.

Landing 2.6m x 2.2m

Carpet on from stairway to landing, light pendant with shade, fitted smoke detector and thermostat.



Accommodation

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**Master
Bedroom**

4.7m x 4.2m

Laminate floors, light pendant with shade, fitted roller blinds, fitted smoke detector and fitted wardrobe.

Bedroom 2

3.8m x 4.7m

Laminate floors, light pendant with shade, fitted roller blinds, fitted smoke detector and thermostat.



Accommodation



Bathroom

2.5m x 1.7m

Vinyl floors, light fitting, fitted mirror, w.h.b, w.c, bathtub with electric shower, shower curtains and tiled around bath and sink.

Garden

11.5m x 8.3m

Concrete pathway to side and back , wood panelled fencing with natural stone wall on one side, lawn area, side gate and Air to Water heat pump.



Accommodation

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Additional Information:

Gross internal floor area approx. 90sq.m
(969 sq.ft)

Built in 2018

Extra wide side entrance

Attic may be suitable for conversion

End of cul-de-sac location

Ample communal parking

Entrance Driveway:

Communal parking and porch light.

Services:

Mains water

Air to Water heat pump

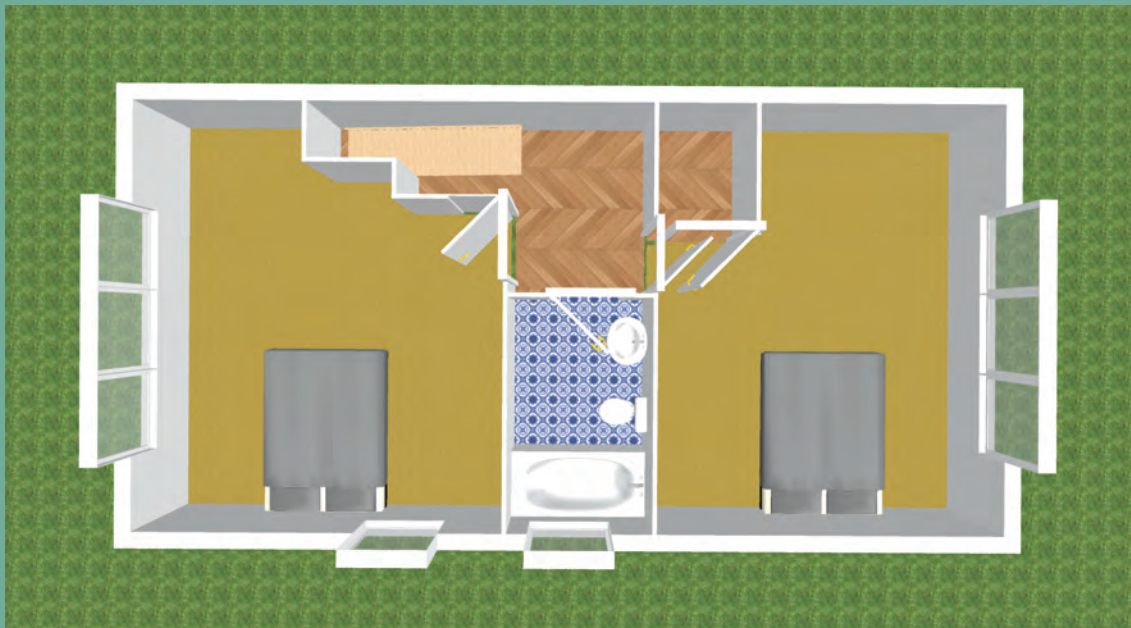
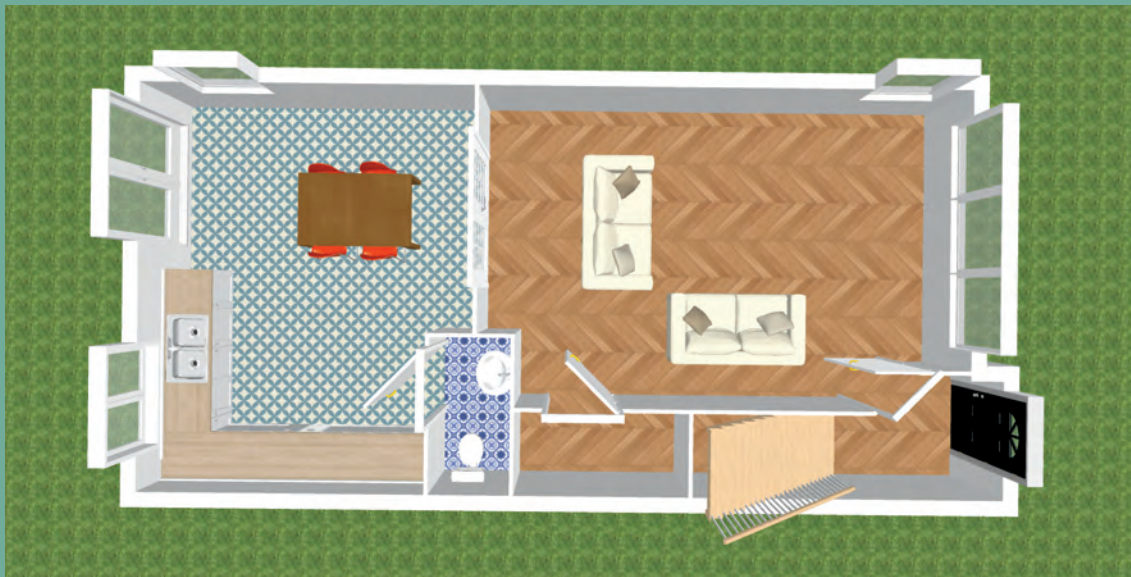
Items Included in sale:

Light shades, Beko washing machine,
dishwasher, fridge/freezer, oven, hob,
kitchen extractor fan, roller blinds.



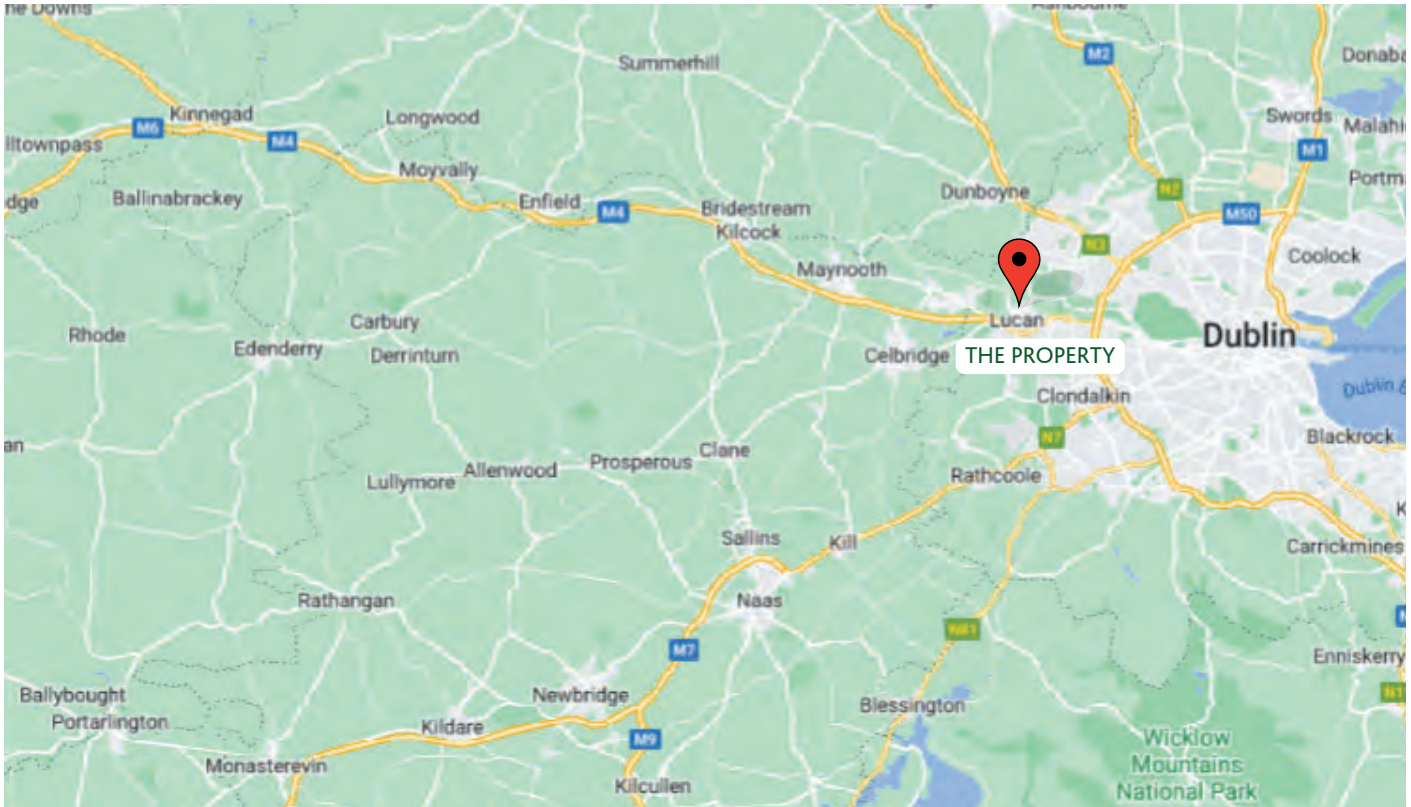
Floor Plans

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Directions

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Directions

K78 NW29

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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