



BER A3

14 The Drive, The Paddocks, Hansfield Wood, Dublin 15

- Coonan Property present this impressive A-rated three-bedroom home with a spacious rear extension, ideally located in the sought-after Hansfield Wood development
- Accommodation comprises entrance hallway, living room, kitchen/dining area, guest W.C., utility room, sunroom, three generous bedrooms including master ensuite, and main bathroom
- Energy-efficient design featuring an air-to-water heat pump, double-glazed windows and high levels of insulation
- Property highlights include a stylish breakfast bar with integrated cabinetry, underfloor heating in the kitchen/dining area and sunroom, feature panelled wall and a recently landscaped rear garden with granite paving and patio
- Ideally positioned within walking distance of a host of amenities including schools, shops such as SuperValu, creche facilities and Hansfield Medical Centre
- Excellent connectivity to the M3 and M50 motorways, with regular bus services and nearby train stations at Hansfield and Clonsilla within easy reach

Impressive A-rated
three-bedroom home
with a spacious rear
extension

Guide Price:
€525,000

Private Treaty

Accommodation

Coonan
PROPERTY



Entrance Driveway:

Semi-rebricked façade, PVC fascias and soffits, outdoor light fitting and driveway fit for two large family cars.

Entrance Hallway 1.9m x 5.79m

Laminate flooring, recessed lights, hanging pendant light, storage under stairway and fitted bench for shoes and coats.

Guest W.C. 1.51m x 1.47m

Tiled flooring and splash back, fitted light, w.c., w.h.b. and a fitted vertical heated towel rail.

Living Room 3.46m x 4.37m

Laminate flooring, recessed light, fitted roller blinds, hanging pendant light, thermostat, fireplace with electric fire insert, bespoke TV cabinet.

Kitchen / Dining Area 5.43m x 4.09m

Tiled flooring and splash back, recessed lights, feature panelled wall, roller blinds, shaker style kitchen cabinets, integrated dishwasher, hob, extractor fan, fridge/freezer, microwave, double oven and stainless-steel sink with water softener, digital thermostat for under floor heating system and breakfast bar.

Utility Room 1.93m x 1.5m

Tiled flooring, fully plumbed, hanging pendant light and alarm panel.

coonan.com

Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY

Sun Room	3.44m x 3.92m	Opens into kitchen, tiled flooring, recessed lights, Velux windows, dimmable light switches, digital thermostat for under floor heating system, double French door leading to rear garden and blinds.
Landing	2m x 4.04m	Carpet flooring from stairway to landing, recessed lights, roller blinds, hot press, access to attic via fitted folding ladder, semi floored and fitted light in attic space.
Master Bedroom (Front)	3.39m x 4.16m	Carpet flooring, hanging pendant light, wardrobes with overhead cabinets, roller blinds and thermostat.
Ensuite	2.32m x 1.32m	Tiled flooring, tiled splash back, fitted light, tiled shower area, w.c., w.h.b., fitted mirror with shaving light, heated vertical towel rail, shower cubicle with shower screen and a monsoon shower head.
Bedroom 2 (Rear)	2.55m x 3.26m	Carpet flooring, hanging pendant light, fitted wardrobe and roller blinds.
Bedroom 3 (Rear)	4.5m x 3.36m	Carpet flooring, hanging pendant light, fitted wardrobe and roller blinds
Bathroom	2m x 2.59m	Tiled flooring, tiled splashback, tiling around bath, w.c., w.h.b., fitted mirror with shaving light, fitted light, roller blinds, heated vertical towel rail, and a bath with shower screen.



Accommodation

Coonan
PROPERTY



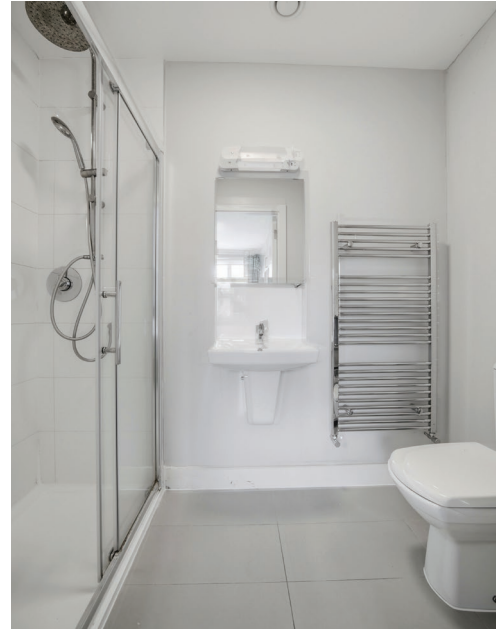
Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY





Garden

Lawn area, granite paved walkway and patio, barna shed, outdoor sockets, outdoor tap, timber side gate and an air to water heat pump.

Additional Information:

- Gross internal floor area approx. 134 sq.m.
- Built in 2018
- Sunroom extension built 2021
- Back garden landscaped in 2023
- Breakfast bar fitted 2021
- Underfloor heating in kitchen and sunroom fitted 2021
- Alarm system

Items Included in sale:

Integrated hob, double oven, microwave, dishwasher, extractor fan, all blinds barna shed, alarm system and electric fire insert.

Services:

- Mains water
- Air to water heat pump

Garden

Coonan
PROPERTY



Floor Plans

Coonan
PROPERTY



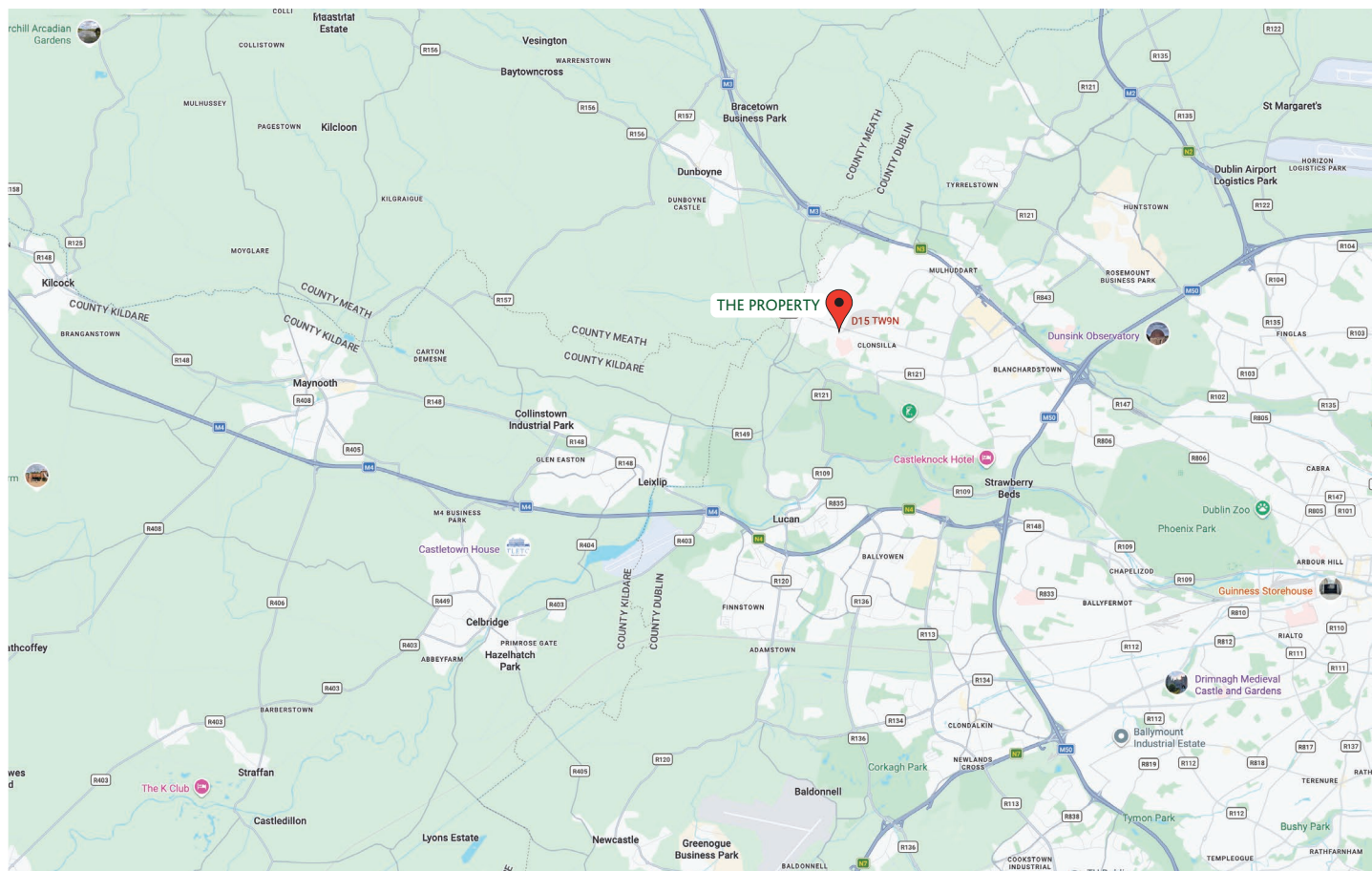
Ground Floor



First Floor

Directions

Coonan
PROPERTY



Directions
D15 TW9N

BER
BER A3

Viewing
By appointment only



Contact information:

Mick Wright
T: 01 628 6128
E: mickw@coonan.com

Eddie Luca
T: 01 628 6128

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.



Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland.
Registration No.: 431200

For all your mortgage needs contact:
Dermot Horan / Romana Anca
T: 01 505 2718
E: admin@coonanmortgage.com

coonan.com