

Residential

Coonan
PROPERTY



8 High Park, Drumcondra, Dublin 9

- Spacious three bedroom semi detached extending 102 sq.m/ 1097 sq. ft
- Accommodation comprises of entrance hallway, kitchen, living room, dining room, guest w.c., three bedrooms, en-suite and family bathroom
- Private south west facing garden
- Approached by cobble lock drive, lawn front & ample off/on street parking
- An exceptional location with Drumcondra and Whitehall villages just moments away, offering a wealth of local amenities including reputable schools, DCU, sports clubs, and a range of shops, 5km to the city centre and under 8km to Dublin airport
- Excellent public transport links including Dublin Bus, train, the M1, Port Tunnel & M50, making this property the ideal base for city living and beyond

3 bedroom semi detached extending to approx. 102 sq.m (1,097 sq.ft)

Guide Price:

€495,000

Private Treaty

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Entrance
Hallway

1.16m x 6.4m

Semi solid flooring, alarm panel.

Guest W.C.

0.7m x 1.7m

Vinyl flooring, w.c., w.h.b., towel rail, extractor fan and light fitting.

Living Room

3.7m x 7.5m

Semi solid floor, marble feature fireplace with gas fire insert and granite hearth, coving, tv point and bay window overlooking the front garden.

Dining

4.54m x 2.47m

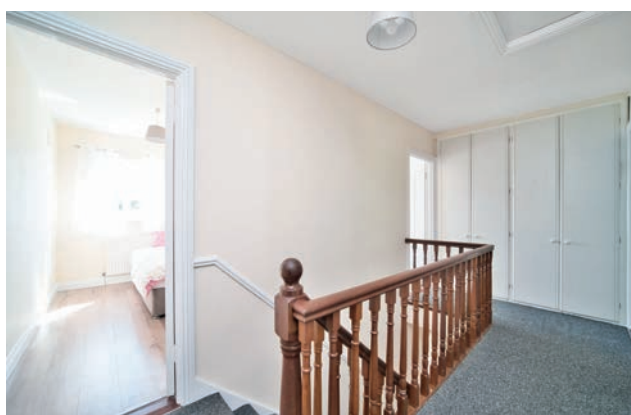
Semi solid flooring, sliding doors & understairs storage.



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Kitchen	2.43m x 6m	Fully Fitted kitchen, back splash tiles, stainless steel sink, oven, gas hob and door leading to south west facing garden.
Landing	4.6m x 1.97m	Carpet, hot-press with storage.
Master Bedroom	4.77m x 2.96m	Semi solid flooring, bay window overlooking the front.
En-suite	1.47m x 2m	Shower cubicle, w.c., w.h.b.



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Bedroom 2 **3.8m x 1.85m** Semi solid flooring, fitted wardrobes and light fitting.

Bedroom 3 **3.59m x 3m** Fitted wardrobes, w.h.b. and over looking the garden.

Bathroom **1.94m x 1.95m** Bath, w.h.b., w.c. and light fitting.

Garden South west facing garden with lawn and patio area.



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Additional Information:

Built in 1991
Shared side entrance

Entrance Driveway:

Cobble locked driveway, red brick surround and lawn area.

Services:

Mains water
Gas fire central heating

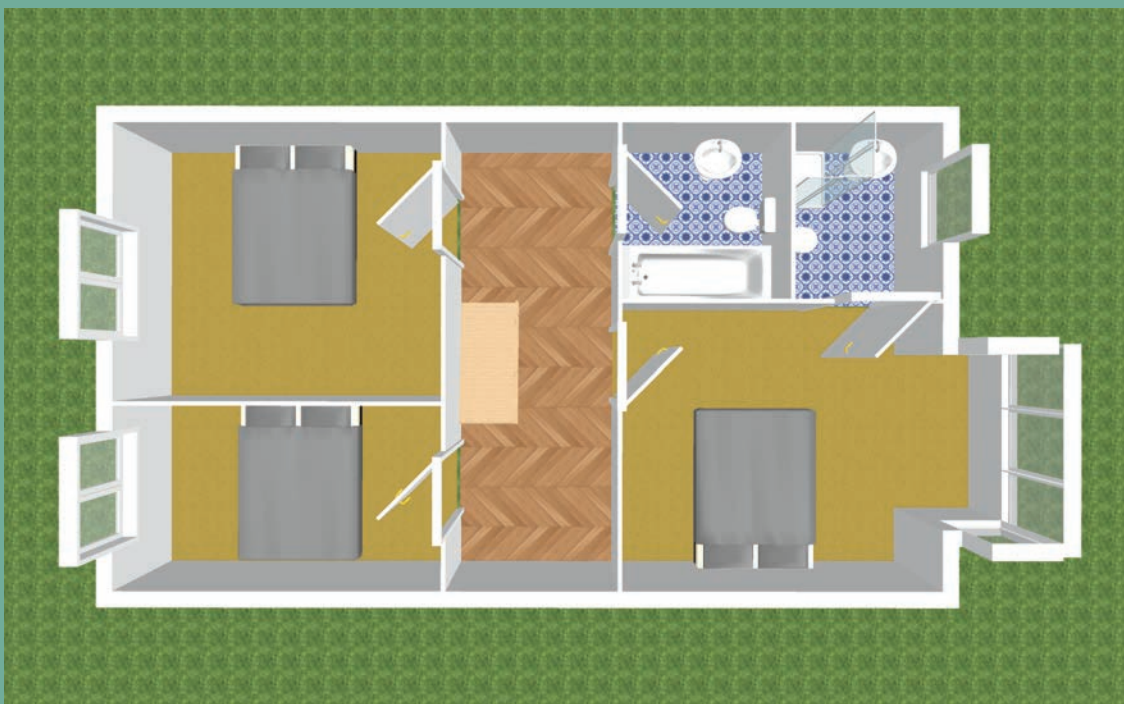
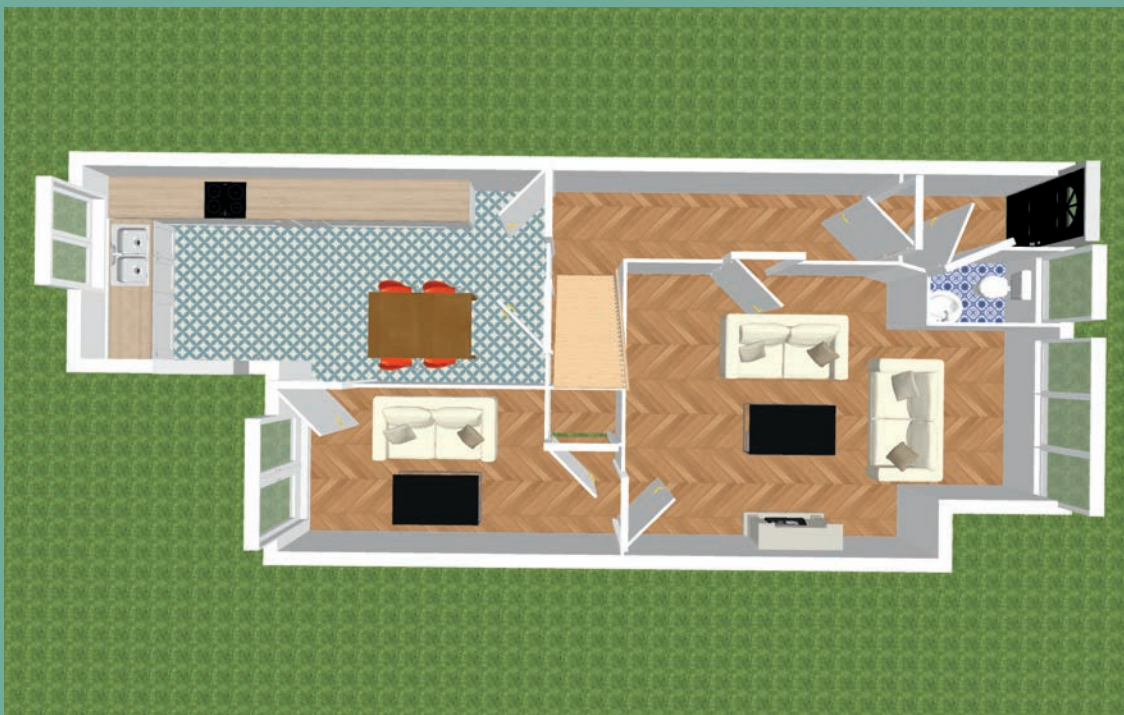
Items Included in sale:

Sold as seen.



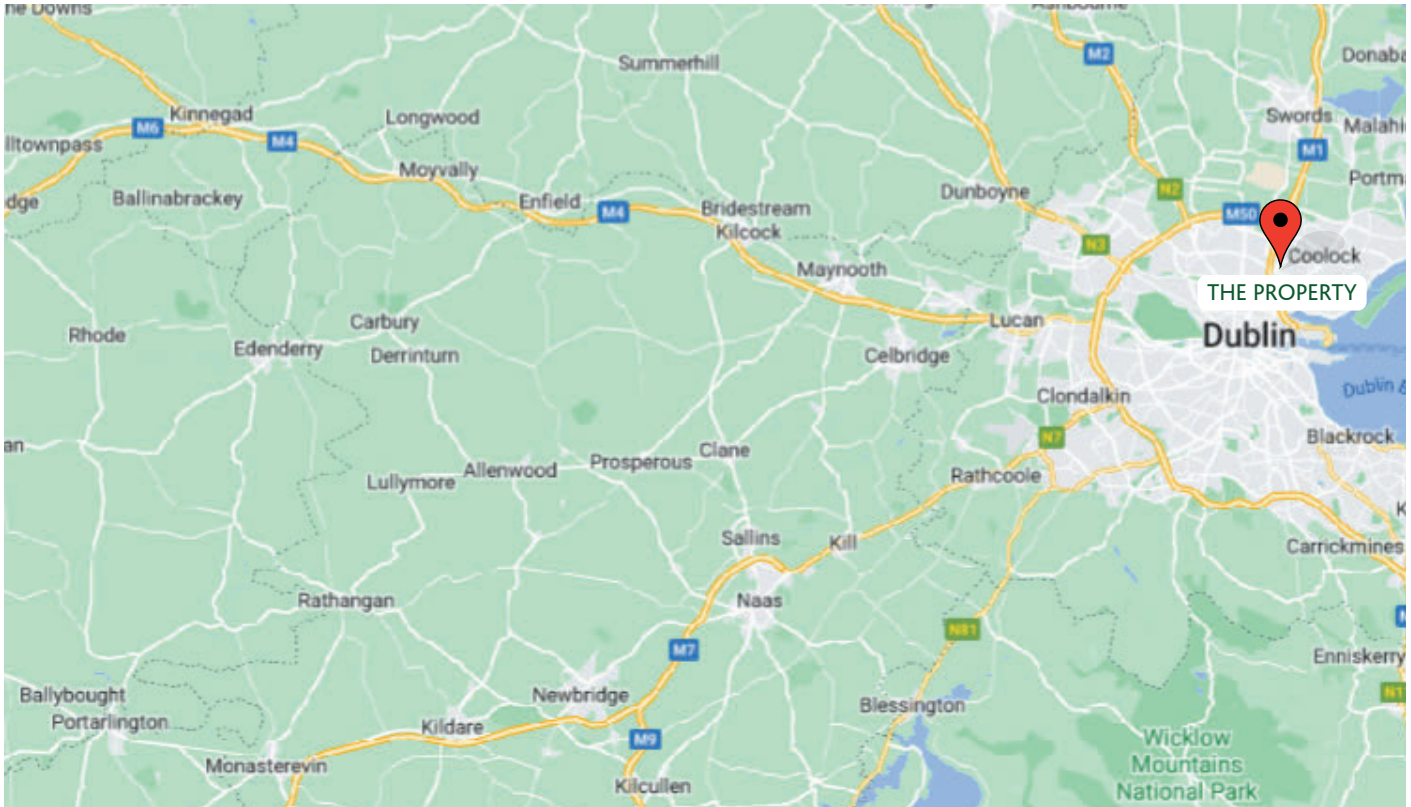
Floor Plans

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Directions

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Directions

D09 X2P2

BER

BER D1

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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