

# Residential

**Coonan**  
PROPERTY



## 3 Cnoc Aoibhinn, Old Celbridge Road, Lucan, Co. Dublin

- Coonan Property are proud to present this outstanding detached family home on an elevated site, just minutes from Lucan Village and overlooking Lucan Golf Club
- Generously proportioned and naturally bright interior spanning over 2,300 sq ft of quality living space
- Accommodation includes entrance porch and hallway, large living room, TV/playroom, dining room, kitchen, sunroom, utility room, guest WC, four double bedrooms (master ensuite), and a family bathroom
- Immaculately presented throughout with electric gated entrance, solid timber flooring, stylish quartz-topped kitchen, and a stunning landscaped garden
- Elevated split-level rear garden enjoys all-day sun and uninterrupted views across the golf course
- One of only four detached homes on this exclusive and highly desirable road, close to the M4, local schools, shops, and Lucan Village
- Excellent commuter options via nearby bus routes, Convey Train Station, or easy access to Dublin City by car
- A rare chance to secure a superb family home in one of Lucan's most prestigious locations

4 bedroom detached family home extending to approx. 213 sq.m (2,300 sq.ft)

Guide Price:

**€895,000**

Private Treaty

# Accommodation

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Entrance Porch **2.41m x 1.77m**

Tiled floor and light fitting.

Entrance  
Hallway

**5.87m x 2.18m**

Light filled and spacious hallway with maple Junckers solid wood floor, coving, recessed lights, understairs storage, Hive smart heating controls, alarm panel & electric gate controls.

Guest W.C.

**1.28m x 0.81m**

Tiled floor, w.c., w.hb., extractor fan and light fitting.

Living Room

**4.00m x 6.66m**

Hugely spacious room with maple Junckers solid wood floor, bay window with curtains & pelmet, coving, feature fireplace, TV point, wall mounted lights, light fitting, double doors to dining room/office area.



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## Dining

**2.98m x 5.21**

Currently laid out as a home office/gym with maple Junckers solid wood floor, bespoke built-in shelving unit & desk area, coving, light fitting, curtains and French doors leading to back garden.

## Family Room

**4.28m x 3.92m**

Ideal second tv room or playroom room to the front of the property with maple Junckers solid wood floor, coving, light fitting, TV point, recessed lights and Bay window with curtains.

## Kitchen

**5.40m x 5.10m**

Expansive space leading into sunroom with porcelain tiled floor, fitted shaker style kitchen, quartz worktop, splashback and breakfast bar, integrated Siemens steam oven, oven and microwave oven, Siemens induction hob and extractor fan, integrated Fridge Freezer, integrated dishwasher and recessed fittings.



# Accommodation

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Utility Room	3.60m x 2.82m	Porcelain tiled floor, fitted storage units, stainless steel sink, fully plumbed, door to back garden and blinds.
Sunroom	3.97m x 3.85m	Stunning room which has been fully insulated in recent years. Complete with porcelain tiled floor, two Velux windows, double doors to patio, all double glazed, roman blinds, curtains, feature gas fireplace.
Landing	2.95 x 3.10m	Fully carpeted including stairs, Velux window- flooding additional light to the landing area.
Living Room	4.00m x 6.66m	Hugely spacious room with maple Junckers solid wood floor, bay window with curtains & pelmet, coving, feature fireplace, TV point, wall mounted lights, light fitting, double doors to dining room/office area.
Master Bedroom	4.00m x 5.84m	Wooden floor, built-in wardrobes, walk-in wardrobe area with shelves & rails, additional storage in the eaves, door leading to balcony overlooking the golf course.



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En-suite	1.32m x 3.24m	Fully tiled, shower enclosure with Triton T80z electric shower, w.c., w.hb. with built in vanity unit, mirror and extractor fan.
Bedroom 2	3.80m x 4.30m	Wooden floor, built-in wardrobes, additional eaves storage, light fitting and roman blind.
Bedroom 3	4.10m x 3.10m	Laminate floor, built-in wardrobes, fitted desk area, two Velux windows and window to side of house.
Bedroom 4	3.34m x 2.70m	Laminate floor, built-in wardrobes, Velux window, blind and curtains.
Bathroom	2.31m x 2.38m	Fully tiled, large shower enclosure with shower head, w.c., w.hb. with built-in vanity unit, mirror with light.
Garden		Private split-level garden, cobble-locked with granite patio area on lower level, steps to raised area with additional granite patio and views over the golf course. Block-built shed on ground level maintenance free pebble dash finish to walls.



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## Additional Information:

Gross internal floor area approx. 2,300 sq.ft (213 sq.m)  
High quality Junckers solid wood flooring.  
Hive thermostatically controlled heating  
Alarm  
Electric gates  
Sunroom upgraded & fully insulated approx. 2019  
Block-built shed  
Located on a one-way road with footpath  
Directly opposite Lucan Golf Club  
Bus stop just a short walk away

## Items Included in sale:

Siemens steam oven, oven and microwave oven, Siemens induction hob and extractor fan, integrated Fridge Freezer, integrated dishwasher.

## Services:

Mains Water  
Mains Sewage  
Gas central heating

## Entrance Driveway:

Cobbled-locked driveway, ample parking and a quiet cul de sac.



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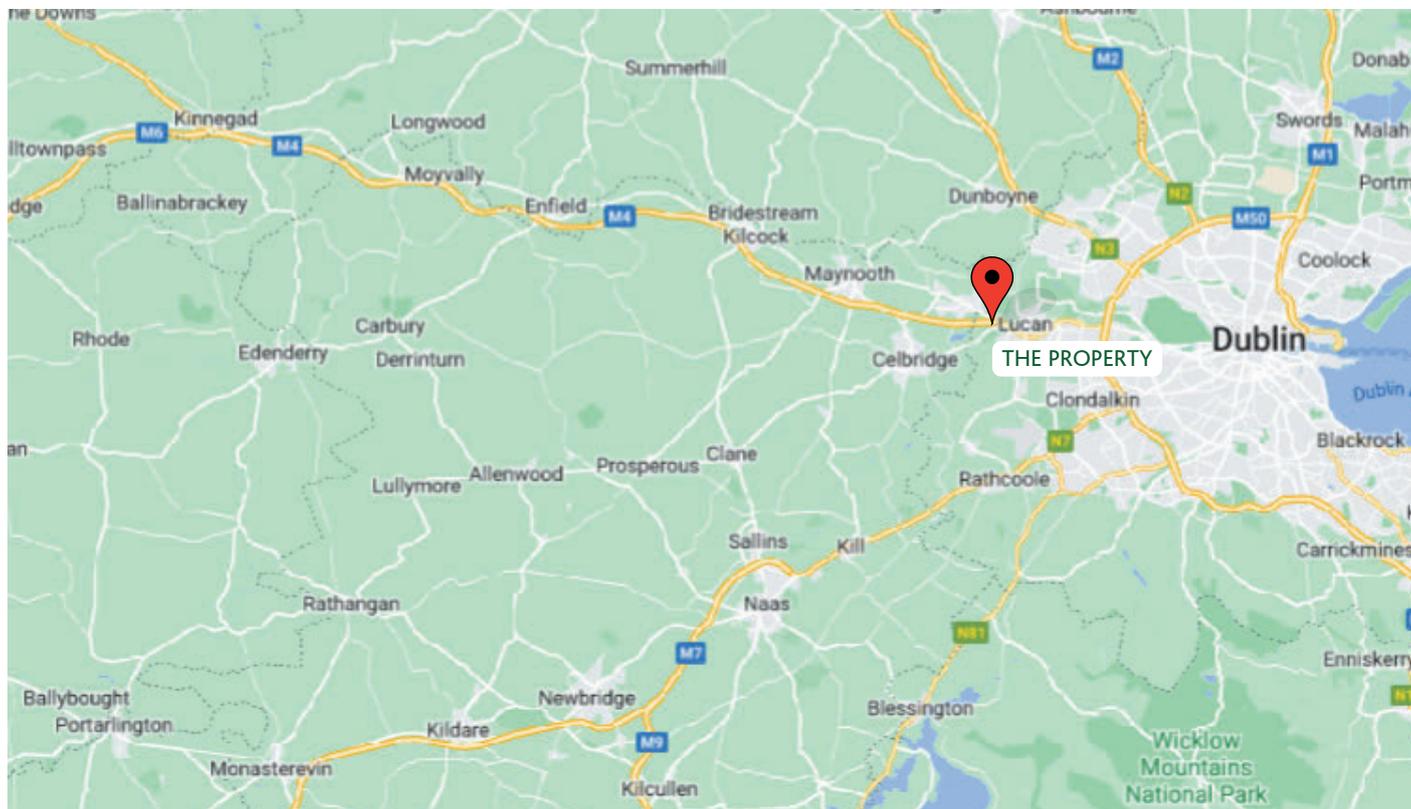
# Floor Plans

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# Directions

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## Directions

K78 DT35

**BER**

**BER C2**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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