

Residential

Coonan
PROPERTY



1 Ardeevin Drive, Lucan, Co. Dublin

- Exceptional 4 bedroom detached bungalow with the potential for further development
- This unique property has an overall floor area of approx. 2,206 sq.ft. (205sq.m.)
- Comprises main hallway, lounge, kitchen, utility room, split level dining room/sitting room, four bedrooms and two bathrooms and conservatory
- This property is located on a large corner site in a cul-de-sac setting with significant scope to develop
- Ardeevin Drive is a highly sought-after mature development within St Marys Parish Lucan, ideally located just a short stroll from Lucan town centre, bus stops, schools and all local amenities
- The M4 motorway is within close proximity, confirming its strategic location

4 bedroom
bungalow
approx. 2,206 sq.ft.
(205 sq.m.)

Excess
€620,000

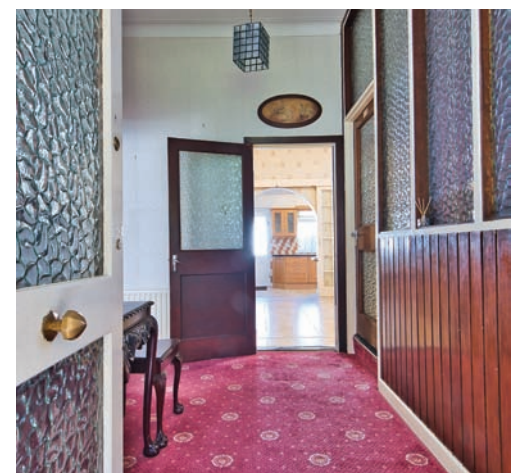
Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Porch	2.73m x 1.94m/ 1.58m x 1.02m	Tiled floor and dual aspect windows.
Entrance Hallway	3.24m x 1.98m/ 1.08m x 4.83m	Alarm panel and carpet.
Sitting Room	4.43m x 3.64m	Large feature window, vaulted ceiling and carpet.
Dining Room	3.16m x 6.11m	Large feature window, vaulted ceiling, carpet, split level from adjoining sitting room.



Accommodation



Kitchen	3.16m x 6.71m	Fitted wall and floor shaker style kitchen units, tiled splashback, 4 ring Rangemaster cooker with plate warmer and ceramic surface, integrated dishwasher, extractor fan, tiled floor, TV point and back door.
Lounge	3.78m x 4.67m	Tiled floor and sliding door leading to kitchen.
Utility	3.29m x 2.66m	Sliding door, stainless steel sink, plumbed for washing machine, dual aspect windows and tiled floor.



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Inner Hall 1	1.38m x 0.93m	Carpet and attic access with Stira.
Inner Hall 2	2.47m x 1.09m	Carpet, hot-press and storage press.
Master Bedroom	3.71m x 4.48m	Fitted wardrobes and carpet.
Ensuite	2.75m x 1.85m	Storage unit, wall mirror and shaving light, fully tiled, shower Triton T90 xr, w.c. and w.h.b.
Bedroom 2	3.62m x 4.61m	Fitted wardrobes and carpet.



Accommodation



Bedroom 3		Fitted wardrobes and carpet.
Bedroom 4/Lounge	2.9m x 5.05m	Carpet, storage press, TV point, fireplace with marble hearth inset and wooden surround.
Bathroom	2.87m x 1.73m	Fully tiled, wall mirror, w.c & w.h.b., bath.
Conservatory	4.05m x 3.17m	Tiled floor and rear door.





Services:

Gas fired central heating
Mains water
Mains sewage

Items Included in sale:

Hob, extractor fan and dishwasher.

Additional Information:

Approx. internal area: 2,206 sq.ft. (205 sq.m.)
Cul-de-sac location
External w.c. and storage
Cobble lock driveway
Car port
Large front and side garden
Patio area to rear
Site allows for significant scope to extend or develop
Garage with cobble lock driveway and separate entrance
Large wooden gates to private rear garden
Two side entrances

Floor Plan



Directions

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Directions:

Eircode
K78 R2K7



Contact Information:
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