

Residential

Coonan
PROPERTY



9 Castlelyon Green, Newcastle, County Dublin

- Coonan Property presents this spacious, well-appointed three-bedroom home ideally located in the heart of Newcastle village
- Accommodation comprises entrance hall, guest wc, living room, kitchen/dining area, utility room, three bedrooms (main ensuite) and family bathroom
- Extending to approx. 93 sq.m of bright, well-proportioned living space
- Well suited to first-time buyers, downsizers and investors alike
- Generous rear garden featuring decked area, lawn and garden shed
- Within easy walking distance of local schools, shops (incl. SuperValu), sports clubs, pub and everyday amenities
- Excellent transport links with nearby Dublin Bus routes, short drive to Hazelhatch Train Station and Citywest Luas, plus easy access to the M7 and M50

3 bedroom home
extending to approx.
93 sq.m (1.001 sq.ft)

Guide Price

€365,000

Private Treaty

Accommodation

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Entrance
Hallway

5.6m x 1.95m

Laminate flooring, light fitting and storage/hot-press under stairs.

Guest W.C.

1.2m x 1.61m

Laminate flooring, w.c., w.h.b., light fitting and extractor fan.

Kitchen/Dining
Room

2.71m x 4m

Laminate flooring, fitted wall and floor units, tiled splashback, stainless steel sink, oven, hob, dishwasher and extractor fan.



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Utility Room **2.22m x 1.44m** Laminate flooring, fully plumbed for washing machine, houses gas boiler and shelving.

Living Room **4m x 4.82m** Laminate flooring, fireplace with electric fire insert, double French doors leading to decking area and recessed lights.

Landing **2.1m x 2.72m** Carpet and attic access.



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**Master
Bedroom**

3.67mx 3.42m

Carpet, fitted wardrobe and TV point.

En-suite

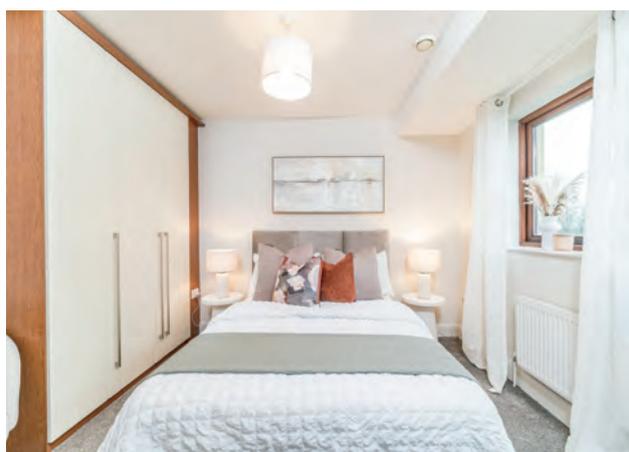
2m x 1.75m

Tiled flooring, shower cubicle, w.c., w.h.b., light fitting and extractor fan.

Bedroom 2

2.6m x 4.33m

Carpet and fitted wardrobe.



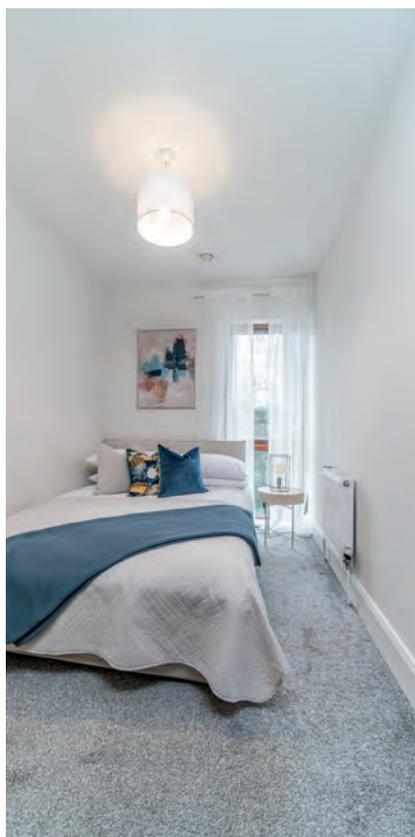
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Bedroom 3 **3.18m x 2.11m** Carpet and fitted wardrobe.

Bathroom **2.7m x 1.55m** Tiled flooring, semi tiled wall, bath, w.c., w.h.b, shaving light, extractor fan and light fitting.

Garden **12.5m x 5.07m** Decking, lawn area and wood panelled fencing.



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Additional Information:

Gross internal floor area approx. 93 sq.m
Built c.2008
Condensing gas boiler
Barna shed
Low-maintenance exterior
Overlooking a well maintained green area
Designated parking
Currently unoccupied
Unaffected by a forward chain

Services:

Main's water
Gas fire central heating

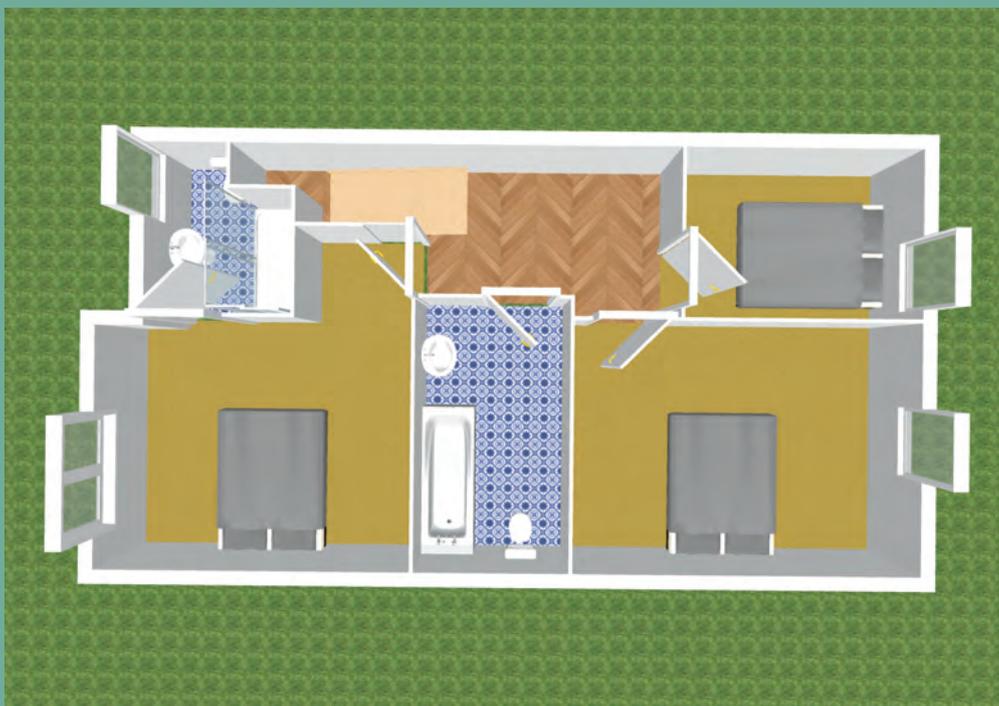
Items Included in sale:

Oven, hob, dishwasher and extractor fan.



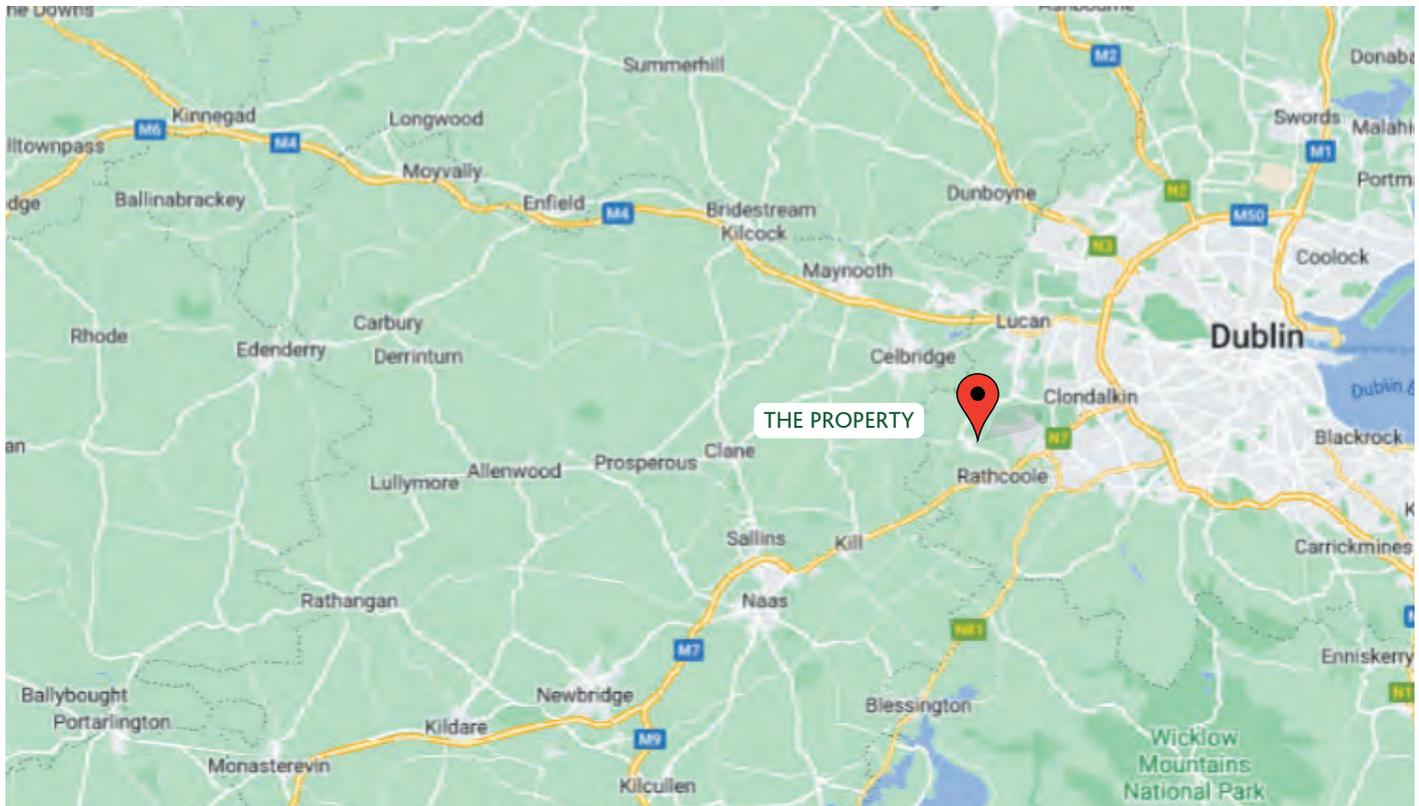
Floor Plans

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Directions

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Directions

D22 FH27

BER

TBC

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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