

# Residential

**Coonan**  
PROPERTY



## 22 Latchford Green, Clonee, Dublin 15

To register a bid on this property, please visit [coonanlive.com](http://coonanlive.com)

- Spacious 3 bedroom end of terrace house extending to approx. 103sq.m ( 1,108 sq.ft)
- Accommodation comprises of an entrance hallway with w.c and understairs storage, living room, kitchen/dining room, 3 spacious bedrooms, one en-suite and a main family bathroom
- Presents in excellent condition throughout
- Latchford is ideally situated within easy access of Blanchardstown shopping centre, schools shops, public transport and numerous sports clubs
- The M50 / M3 Motorways are also close to hand making this a most strategically positioned address

3 bedroom end  
of terrace  
approx. 103sq.m  
( 1,108 sq.ft)

Guide Price:  
**€350,000**

Private Treaty

# Accommodation

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## GROUND FLOOR:

Entrance Hallway	<b>(4.74m x 1.03m) + (1.43m x 2.5m)</b>	Timber flooring, recessed lights and a fully plumbed storage closet.
Guest W.C.	<b>1.58m x 1.45m</b>	Tiled flooring, w.c., w.h.b., recessed lights and storage cupboard.
Living Room	<b>3.84m x 5.13m</b>	Timber flooring, feature fireplace with granite hearth and gas fire insert, built in unit, t.v. point, recessed lights, curtains and venetian blinds.



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Kitchen/Dining Room **7.48m (max)**  
**x 4.52m**

Tiled in kitchen area and timber flooring in dining area, shaker style wall and floor units, tiled splashback, recessed lights, oven, gas hob, fridge freezer, dishwasher, t.v. point and double doors leading to garden.



# Accommodation



## 1st FLOOR:

Landing	0.92m x 3.96m	Carpet, hot-press and attic access with stira.
Master Bedroom	2.75m x 4.5m	T & G wood flooring, fitted wardrobes, curtains, blinds, t.v. point and light fitting.
Ensuite	2.1m x 1.5m	Tiled flooring, w.c., w.h.b., shower cubicle, extractor fan and light fitting.



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Bedroom 2	4.8m x 2.6m	Carpet, fitted wardrobes, curtains, blinds and light fitting.
Bedroom 3	2.15m x 3.21m	Carpet, fitted wardrobes, curtains, blinds and light fitting.
Bathroom	2.1m x 1.93m	Tiled flooring, w.c., w.h.b., bath with shower screen, fitted mirror, extractor fan, blinds and light fitting.





### Services:

Gas heating  
Mains water  
Mains sewerage

### Items Included in sale:

Curtains, venetian blinds, light fittings, oven, gas hob, fridge freezer, dishwasher, table and chairs and cabinet in kitchen.

### Additional Information:

Gross Internal Floor area 103sqm  
Rear lawn  
Patio area  
Low maintenance exterior  
Exterior security light  
Raised flower beds  
Wooden shed

# Floor Plans

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