

Residential

Coonan
PROPERTY



Apt 15 Block A, Fforster Terrace, Lucan, Co. Dublin

- Coonan Property is delighted to showcase this exceptional two-bedroom apartment, finished in turn-key condition and boasting an impressive A3 BER
- Accommodation briefly comprises of hallway, living/kitchen/dining area, family bathroom and two double bedrooms
- Spacious and light filled open plan living/kitchen/dining area opens onto a south-facing balcony.
- Superb finish throughout with many extras including plantation shutters and triple glazed windows
- Ideally located within minutes of Willsbrook Park, Liffey Valley Shopping Centre, Lucan Village, a wide selection of schools, shops and restaurants nearby
- Excellent transport links are provided by the nearby M50 and N4, making commuting throughout Dublin and beyond both easy and convenient

2 bedroom apartment
extending to approx.
76 sq.m (816 sq.ft)

Guide Price:
€365,000

Private Treaty

Accommodation

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Entrance
Hallway

**3.1m x 2.4m x
2.5m x 2.8m**

Laminate floors, fitted lights, front door intercom, hot press and storage space.

Kitchen

Tiled floors, tiled splash back, integrated Bosch oven, Bosch hob, angled Amica extractor fan, thermostat, Bosch dishwasher and plumbed for washing machine.



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Living/Dining Area (Including Kitchen) **7m x 5m**

Laminate floors, hanging pendant lights, plantation shutters with access to balcony.

Master Bedroom

3.7m x 3.7m

Laminate floors, hanging pendant light, plantation shutters and freestanding sliding wardrobes.



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Bedroom 2

4.2m x 2.5m

Laminate floors, fitted lights and plantation shutters.

Bathroom

3.1m x 1.9m

Tiled floors, tiling around the bathtub area and splash back, with w.c., w.h.b., built in vanity unit, fitted light, fitted mirror with LED lights, chrome towel rack, bathtub and fitted shower screen.



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Additional Information:

Gross internal floor area approx. 75.8 sq.m
Built in 2015
Boiler serviced annually
Attic storage space
Designated car space with visitor parking
Management fee approx. €1,800
Fully decked patio

Services:

Mains water
Central gas heating

Items Included in sale:

Oven, hob, extractor fan, dishwasher, main bedroom wardrobes, light shades, plantation shutters and all furniture in bathroom with illuminated touch mirror.



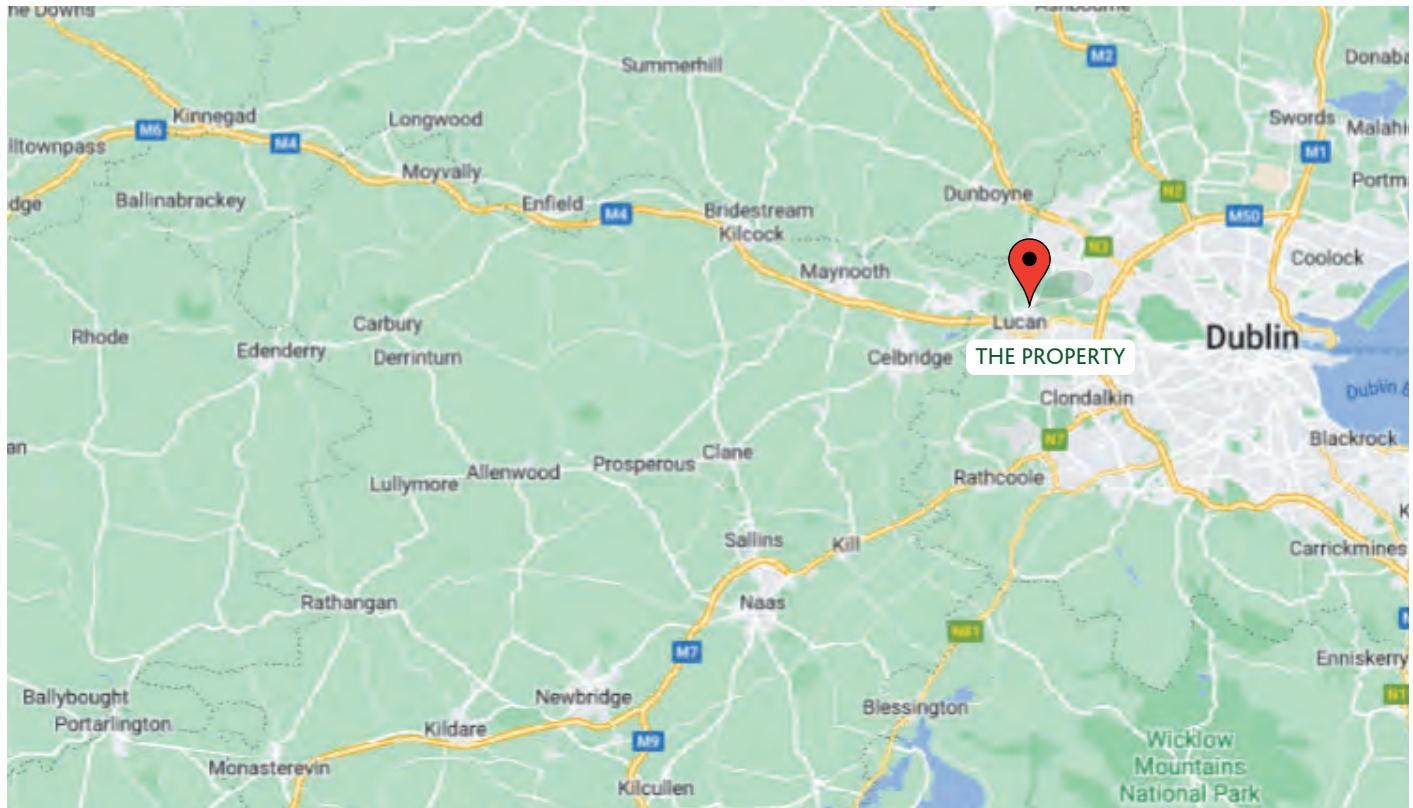
Floor Plans

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Directions

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Directions

K78 TN84

BER

BER A3

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

Mick Wright
016288400
mickw@coonan.com

PSRA No.: 003764.

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For all your mortgage needs contact:
Dermot Horan / Romana Anca
01 505 2718
admin@coonanmortgage.com

coonan.com