

Residential

Coonan
PROPERTY



Killina, Ballinakill Upper, Carbury, Co. Kildare

- 5 bedroom detached dormer bungalow on .75acre extending 205sq m (2205 sq ft)
- Approached by double entrance gates, mature grounds with own private orchard
- Comprising of entrance hallway, dining room, sitting room, kitchen/dining room, utility room, five bedrooms, en-suite, up and downstairs bathroom and office/dark room
- Excellent facilities with scenic Grand Canal walkways, Carbury gaa, local shops, national school within walking distance, post primary schools located in Prosperous and Clane with bus services available
- Dublin city and its surrounding areas are also easily accessible via a frequent bus service and convenience to the M4 and M7 motorway

5 bedroom
Detached
on .75acre
approx. 205sq m
(2205 sq ft)

Guide Price:
€399,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway

Fully tiled masonic style, radiator cover, double doors leading to dining room and crafted architraves.

Dining Room

5m x 5.2m

Laminate floor finish, coving and recessed lights.

Kitchen

4.47m x 5.4m

Ceramic tiles, shaker style wall and floor units, tiled splash back, light fittings and sliding door leading to rear garden.



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Sitting Room

5.1m x 4.5m

Stone fireplace with wood and brick surround, laminate wood flooring, recessed lights, coving, and radiator cover and French doors leading to outdoor roof patio area.

Kitchen/ dining room

6.1m x 4.2m

Bespoke hardwood fitted kitchen, tiled floor, island with oak worktop, double range oven, dishwasher, recessed lights and additional wall units.

Utility Room

2.7m x 1.8m

Fully plumbed, tiled floor, shelving units, recessed light, sink and access to rear.



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1st FLOOR:

Office/ Dark Room	3.7m x 2.4m	Laminate flooring, radiator cover and recessed lights.
Downstairs Bedroom	3.1m x 3.5m	Laminate wood flooring, recessed lights and radiator cover.
Bathroom	2.8m x 2.1m	Fully tiled, w.c., w.h.b., bath, radiator, fitted mirror with lights and recessed lights.



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Stairs and Landing	4.85m x 1.7m	Solid oak stair case, laminate floor and recessed lights.
Bathroom	2m x 3.3m	Fully tiled, w.c., w.h.b, triton power shower, towel rail and recessed lights.
Master Bedroom	6.3m x 3.8m	Laminate wood flooring, and light fittings.
Ensuite	2.6m x 1.8m	Fully tiled, w.c., w.h.b., power shower and recessed lights.



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Double Bedroom 3 **4.1m x 3.3m**

Laminate flooring, recessed lights, additional storage, eaves storage and bay window.

Bedroom 4 **3.6m x 4.1m**

Laminate flooring, recessed lights, additional storage and eaves storage.

Bedroom 5 **4.8m x 3.2m**

Laminate flooring, recessed lights, radiator cover and additional eaves storage.





Mature Garden

Lawn with mature grounds, stud rail fence surround, mature shrubs and trees, orchard with pear, apple, cherry tree, raspberries and blackberries bushes.

Additional Information:

- Overall Size: 2205 sq.ft (205) sq. m
- Mature trees and shrubs
- Fence railing and double gates
- Small orchard garden
- Fibre optic broadband
- Built in 2006
- Timber framed house and block front
- Insulated internal and external walls
- Shed 23ft x 20ft insulated with kingspan insulation
- Foundations for a garage.

Services:

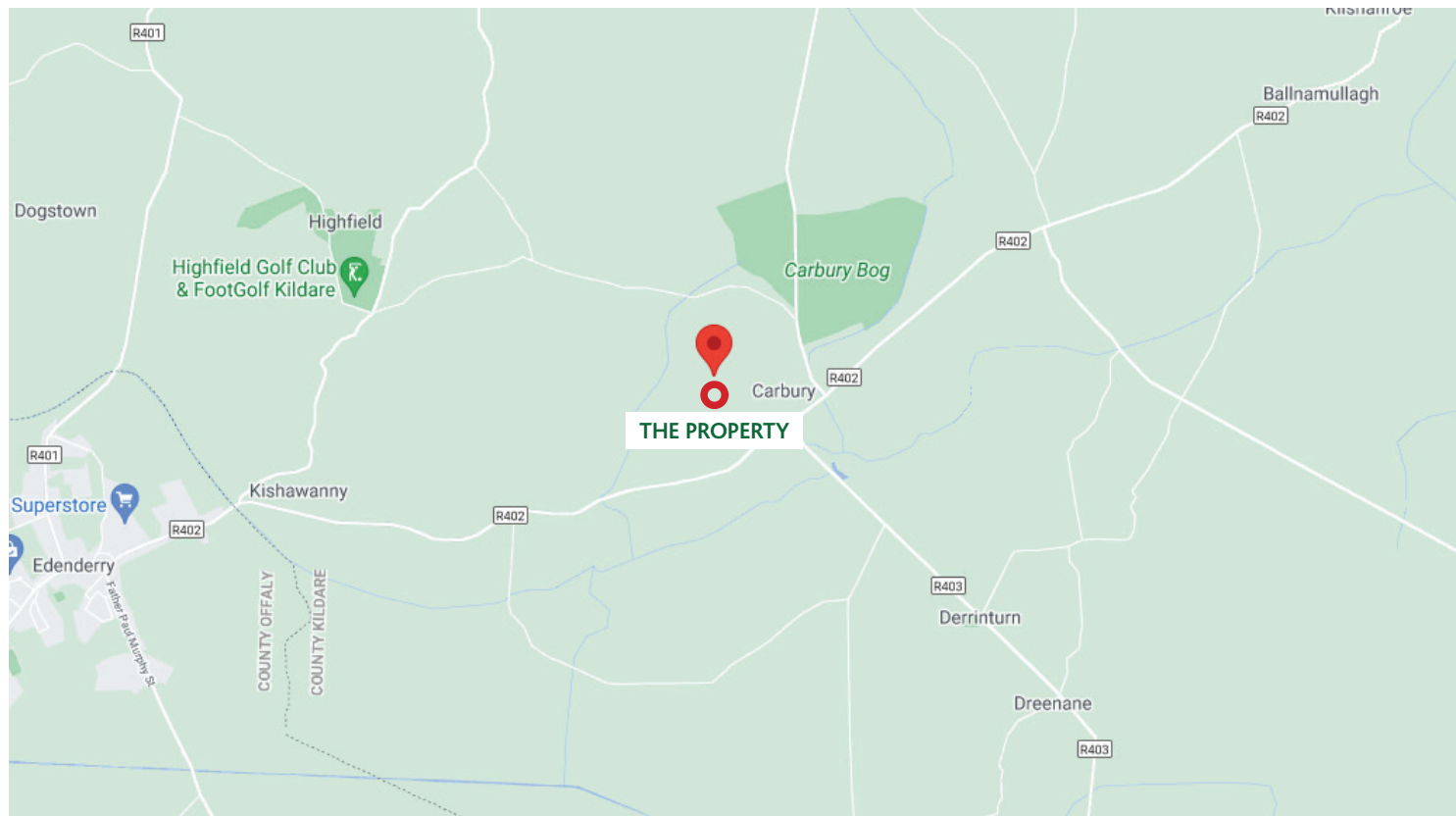
Oil central heating
Bio cycle unit
Septic tank
Mains water

Items Included in sale:

Curtains, blinds, light fittings, wardrobes, beds, double range cooker, Zanussi washing machine and Hotpoint dryer .

Directions

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Directions:

Eircode
W91 FRH1

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Contact Information:

Sales Person
Jill Wright
045832020

VIEWING

By prior appointment at any reasonable hour.

To register a bid on this property,
please visit coonanlive.com

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