

# Residential

**Coonan**  
PROPERTY



## Wildacre, Loughtown, Donadea, Co. Kildare

- Coonan Property take pleasure in presenting Wildacre, a pristine five-bedroom detached bungalow, offering approx. 200 sq.m (2,152 sq.ft) of elegant living space set on approx. 0.75 acres
- A spacious and light filled home, meticulously finished both inside and out
- Accommodation briefly comprises hallway, living room, kitchen/dining area, family room, sun room, boot room, utility, playroom, five bedrooms with main en-suite and family bathroom
- A large block-built garage, fully serviced and offering endless potential, could serve as a granny flat, home gym, workshop and more
- Approached by electric gates with tarmac drive and manicured lawns bordered by mature trees and hedging
- Sunny south facing rear garden with a sandstone patio area and lawns with separate orchard garden, complete with polytunnel - perfect for gardening enthusiasts
- Situated in a delightful rural setting, this exceptional home offers the perfect balance of countryside serenity and convenience, located just 10km from Maynooth and 7km from the M4 motorway for easy commuting

5 bedroom detached bungalow extending to approx. 200 sq.m (2,152 sq.ft)

Guide Price:

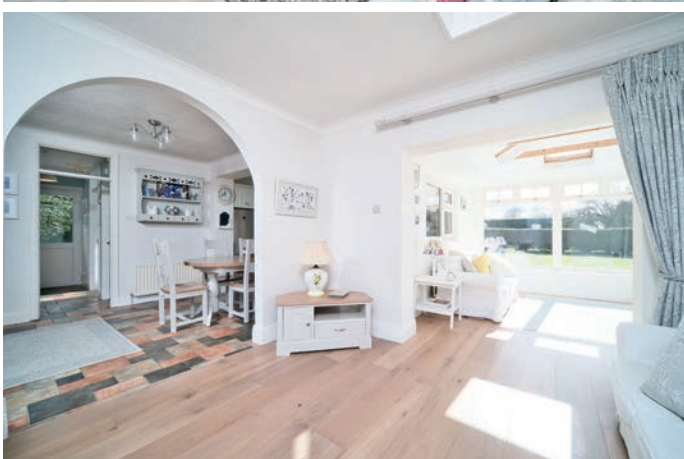
**€675,000**

Private Treaty

# Accommodation

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Entrance Porch	2.06m x 2.13m	Composite front door, tiled floor, coving and light fitting.
Entrance Hallway	(4.41m x 1.8m) + (8.2m x 2.1m) max	Carpet, coving, 3 light fittings and attic access with folding ladder.
Living Room	3.76m x 6.42m	Engineered wood flooring, original Chesney fireplace with wood burning stove, TV point and blinds.
Kitchen	7.7m x 2.9m	Tiled flooring, painted solid wood wall and floor units, tiled splashback, stainless steel sink, Stanley Range, double oven, electric hob, extractor fan, roman blinds, Velux window and archway leading into family room.
Family Room	3.8m x 3.55m	Engineered wood flooring, coving, recessed lights and Velux window.

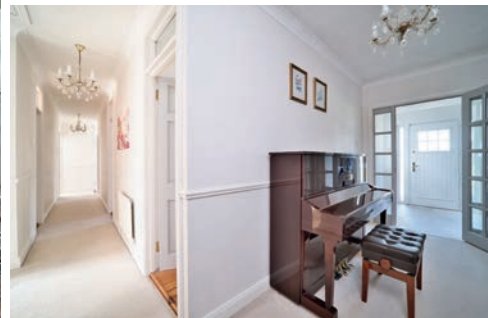




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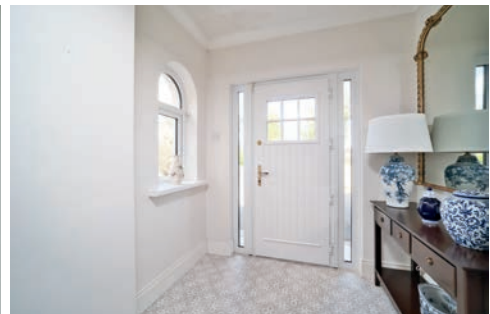
Sun Room	3.92m x 3.03m	Engineered wood flooring, 4 roof windows and double French doors leading onto sandstone patio area.
Boot Room	2.9m x 1.52m	Bespoke bench and coat unit and separate storage cupboard.
Utility Room/WC	1.4m x 2m	Tiled flooring, Belfast sink, storage cupboards and shelves, worktop, w.c. and light fitting.
Play Room	5.5m x 2.76	Engineered wood flooring, coving, light fitting and blinds.
Master Bedroom	3.69m x 4.2m	Tongue and groove wood flooring, light shade and blinds.



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En-suite	1.1m x 2.28m	Tiled flooring, half tiled walls, shower cubicle with Triton electric shower, w.c., w.h.b., window, extractor fan and light fitting.
Bedroom 2	3m x 4.2m	Tongue and groove wood flooring, fitted wardrobes, light shade and blinds.
Bedroom 3	3.6m x 2.87m	Tongue and groove wood flooring, fitted wardrobes, half panelled walls, coving, light shade and blinds.
Bedroom 4	3.9m x 2.9m	Tongue and groove wood flooring, half panelled walls, coving, light shade and blinds.
Bedroom 5	3.92m x 2.87m	Tongue and groove wood flooring, fitted wardrobes, light shade and blinds.



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## Bathroom

**2.47m x 1.8m**

Tiled flooring, bath, w.c., w.h.b. with built in vanity unit, light fitting, plantation shutters, shower cubicle with Triton electric shower, extractor fan and light fitting.

## Garden

Lawn areas to the front, side and rear, mature trees, mature shrubs, concrete paths, sandstone patio area. Additional rear garden area with orchard ( apple and pear tree) and polytunnel. Separate small paddock area to the front.

## Block Built Garage

**L6m x 3.7m**

New Garador up and over door, separate fuse board\storage heaters and outside toilet.





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## **Additional Information:**

Gross internal floor area approx. 200 sq.m (2,152 sq. ft)  
Originally built in 1986 – extensively upgraded in recent years  
Stanley Oil Burner  
Electric gates with keycode access (app on phone also)  
CCTV system (available on app also)  
Outdoor lighting, downlighting on front of house as well as front peers  
2 x outside taps

## **Services:**

Mains water  
Private well and pump house on the site  
Oil fired central heating

## **Items Included in sale:**

Stanley Range, double oven, electric hob, extractor fan, blinds and light fittings.

## **Entrance Driveway:**

Approached by electric gates with key code access (app on phone also) and bordered by mature trees and shrubs.



# Accommodation

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# Floor Plans

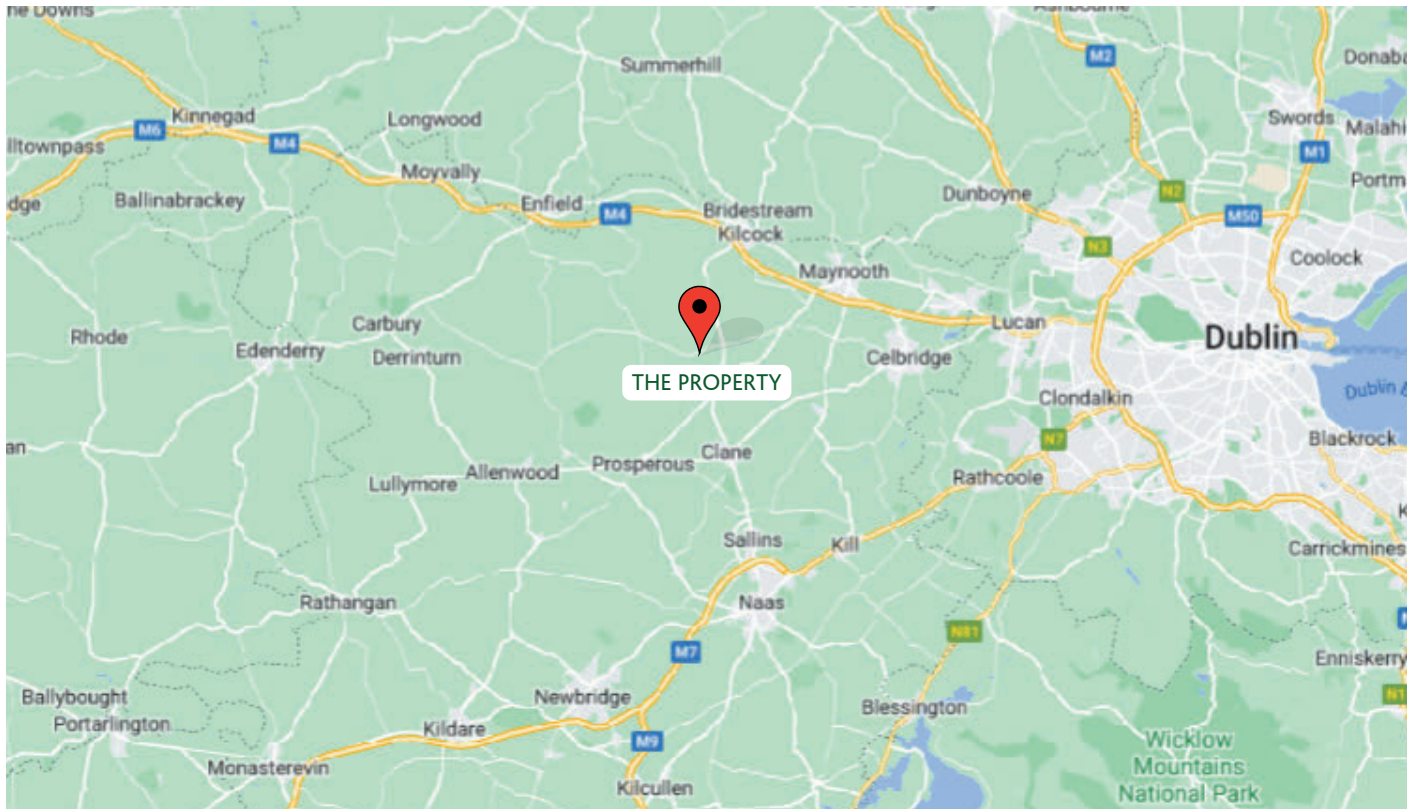
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# Directions

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## Directions

W91 V262

**BER**

**BER C3**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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