

# Residential

**Coonan**  
PROPERTY



## Station Road Allenwood North, Co. Kildare

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

- Truly exceptional detached residence on a beautifully elevated site
- This property is a 5/6 bedroom bungalow which extends to approx. 2,475 sq. ft. (230 sq. m)
- Presented and maintained to the highest standard by the current owners
- Bright and airy layout with generously proportioned room sizes
- Large garage with roller shutter doors
- The properties location offers a private, rural setting yet just a short distance from Allenwood Village Centre and all its amenities
- This will make an ideal family home
- Viewings are highly recommended

PSRA No. 003764

**5/6 bed detached**

Approx. area of  
2,475 sq. ft.  
(230 sq. m)

Guide Price:

**€369,000**

Private Treaty

[coonan.com](http://coonan.com)

# Accommodation

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Entrance Hall

**5.33m x 2.03m**

Tiled floor, recessed light.

Inner Hall

**1.08m x 9.52m/  
1.15m x 4.04m/  
1.17m x 1.83m**

Coving, centre piece, dado rail, recessed lights, radiator cover.

Sitting Room

**4.15m x 5.42m**

Cast iron fireplace with marble hearth and wooden surround.  
Coving, centre piece, solid wood floor, feature bay window, integrated wall mirror.

Open Plan Lounge/

**3.66m x 3.87m/**

Solid wood floor, centre piece, wood floor, TV point, large window overlooking garden.

Kitchen/ Dining

**4.51m x 6.54m**

Recessed lights, solid wood kitchen units, 4 ring hob, integrated oven, extractor fan, solid wood floor, integrated dishwasher, breakfast bar, dual aspect windows, sliding patio doors, integrated breakfast area, sliding patio doors, red Stanley range cooker.



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Inner Hall	<b>2.51m x 1.17m</b>	Tiled floor, alarm panel, door to rear.
Utility	<b>3.11m x 2.38m</b>	Tiled floor, alarm panel, rear door, plumbed for washing machine, hot-press.
Guest toilet	<b>1.33m x 2.33m</b>	Fully tiled, W.C. & W.H.B., large shower, wall mirror, press with mirror.
Master Bedroom	<b>4.46m x 3.76m</b>	Sliderobe, coving, semi solid floor.
Ensuite	<b>1.69m x 2.58m</b>	Fully tiled, W.C. & W.H.B., extractor fan, chrome heated towel rail, recessed light, Mira port shower, wall lights.
Bedroom 2	<b>3.87m x 3.6m</b>	Smoke alarm, laminate floor.
Bedroom 3	<b>3.58m x 3.59m</b>	Coving, solid wood floor.
Bedroom 4	<b>3.88m x 3.57m</b>	Solid wood floor, wall mirror, coving.
Walk in wardrobe (possible bedroom)	<b>3.55m x 2.33m</b>	Laminate floor, build in wardrobes fully shelved walls attic access.
Bedroom 5	<b>2.24m x 3.57m</b>	Carpet.
Bathroom		Large corned bath, W.C., W.H.B. & bidet, wall mirror, fully tiled, shower, recessed light.



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## Additional Information

- Approx. area of 230 sq. m
- Security alarm
- Smoke alarms
- PVC windows
- PVC soffit & fascia
- Large gate to the front
- Large patio to the side and front
- Electric gates
- Tarmacadam driveway and side of the house
- Large container for storage
- Large garage – 8.5m x 11m, roller shutter door, side entrance, Velux windows, loft

## Services

- Oil fired central heating
- Outside tap
- Outside ESB
- Mains water
- Mains sewage

## Items Included in sale

Carpets, curtains, blinds, light fitting, dishwasher, hob, oven, extractor fan.

## Viewing

By prior appointment at any reasonable hour.

## BER

TBC



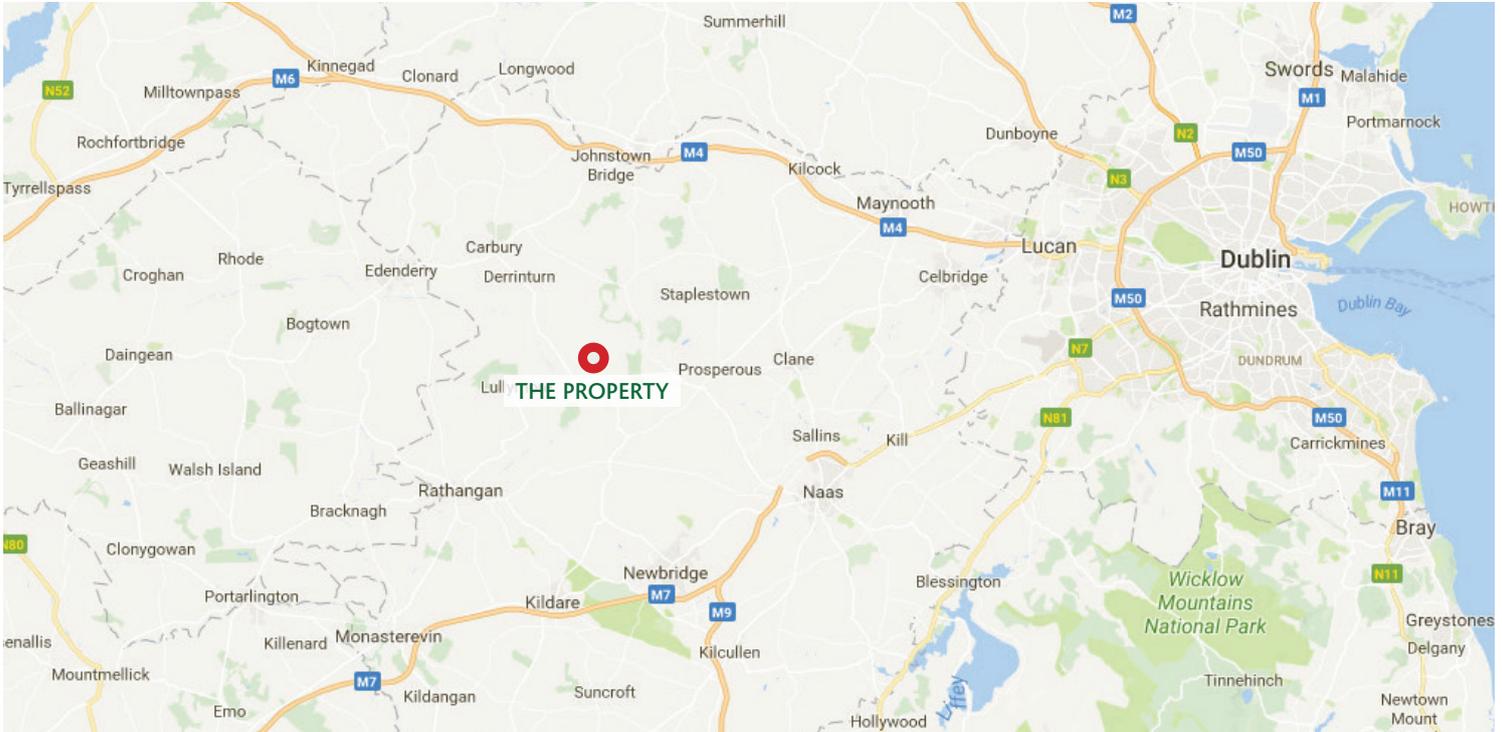
# Floor Plans

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# Directions

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## Directions

Eircode: W91 Y2F3

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### Contact Information

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