

Residential

Coonan
PROPERTY



Station Road Allenwood North, Co. Kildare

To register a bid on this property, please visit 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

Accommodation

Coonan
PROPERTY

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/ Kitchen/ Dining	3.66m x 3.87m/ 4.51m x 6.54m	Solid wood floor, centre piece, wood floor, TV point, large window overlooking garden. 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.



Accommodation

Coonan
PROPERTY

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



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY

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.

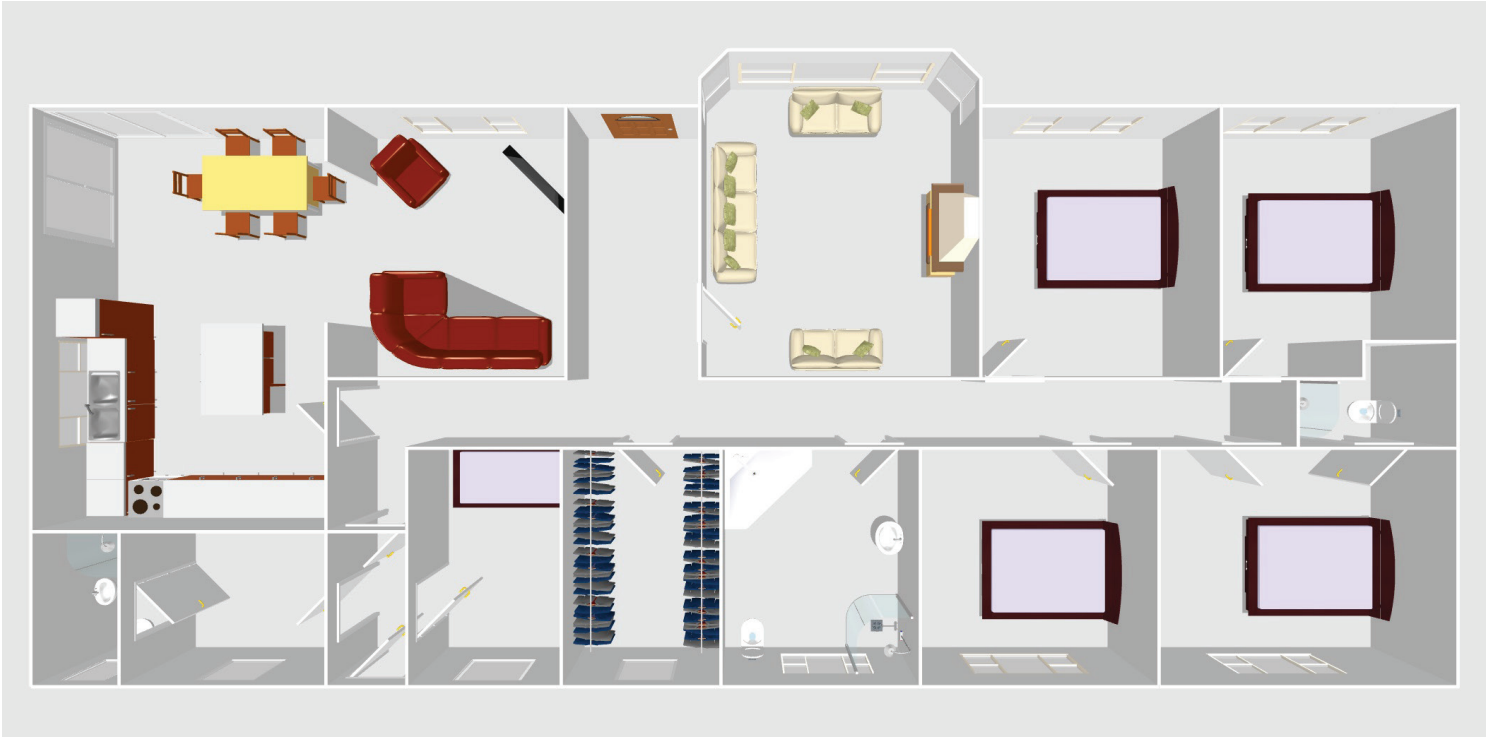
BER

TBC



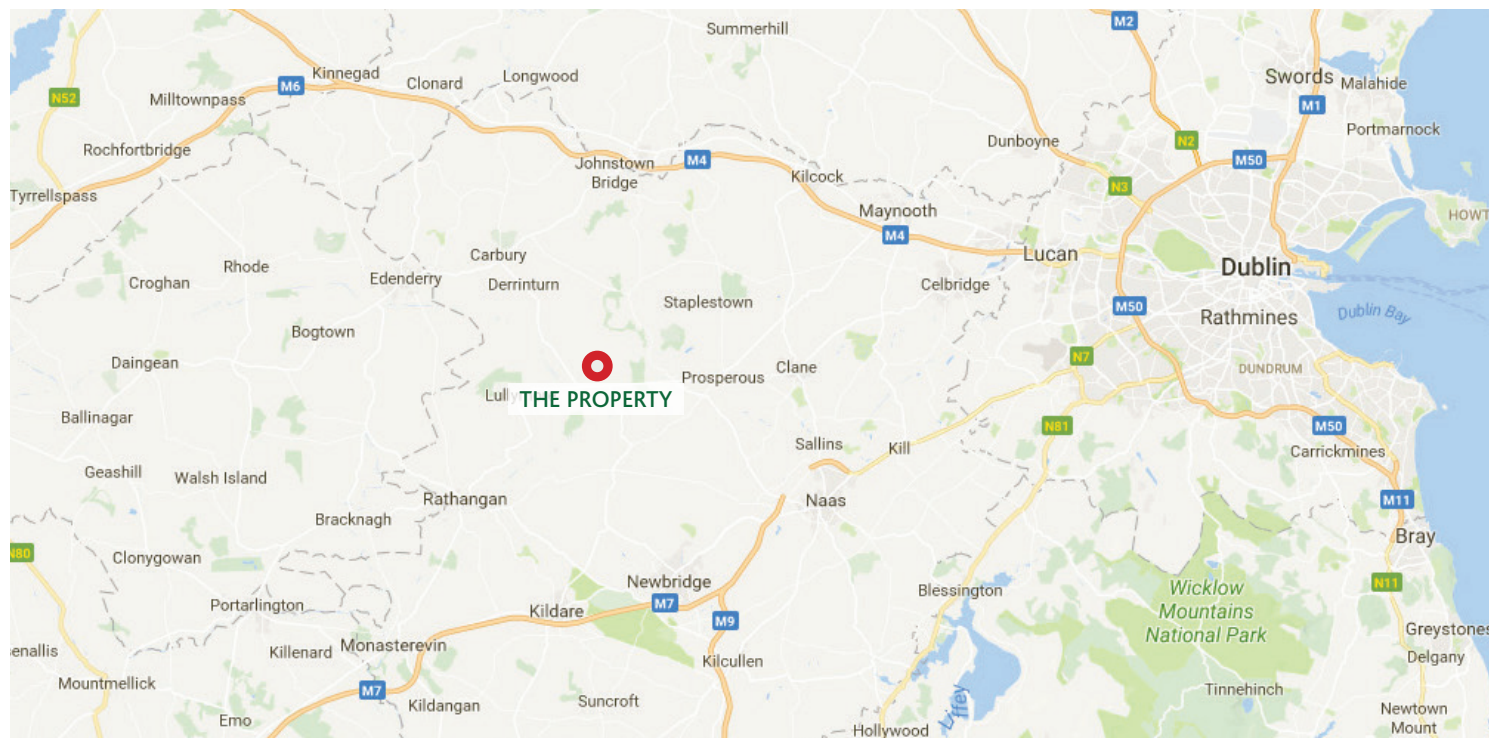
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

Eircode: W91 Y2F3

Coonan
PROPERTY

Contact Information

Property House, Main Street, Maynooth, Co. Kildare

Tel: +353 1 6286128

Email: edwardc@coonan.com

Coonan Contact: **Edward Cummins**

COONAN
PENSIONS & MORTGAGES

Coonan Pensions & Mortgages - Independent Brokers
For the Best Mortgage Deal to Suit your Needs Call
01 5052718 / info@coonanmortgage.com

Coonan Pensions & Mortgages is regulated by the Central Bank of Ireland.

PSRA registration no. 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to info@coonan.com



coonan.com