

Residential

Coonan
PROPERTY



Ballycannon, Kilcock, Co. Kildare

A property of immense appeal and charm standing approx. 269sq.m. (2895 sq. ft.) on just over approx. c.1 Acre site

Built in an attractive style with a beautiful natural stone exterior in a lovely country setting

The property comprises of four double bedrooms and a detached garage

There are many unique features such as open plan kitchen/sunroom/ living room, four bathrooms, walk in wardrobe and air to water heating system to list but a few

This unique property is located within close proximity to Kilcock and the M4 motorway

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4 bed detached

Approx. area of
269 sq. m /
2,895 sq. ft.

Guide Price:

€599,000

Private Treaty

Accommodation

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Entrance Hallway
timber floor.

4.95m x 3.90m

Storage press, under stairs storage, double height ceiling,

Sitting Room

5.79m x 4.90m

Marfil fireplace, cast iron inset, granite hearth, hardwood floor, dual aspect windows.

Bedroom 1

4.74m x 3.64m

Carpet.

Ensuite

1.81m x 1.70m

Fully tiled, heated towel rail, shower, W.C. & W.H.B.

Office

4.78m x 2.40m

Hardwood floor.

Kitchen

4.78m x 5.38m

Fitted solid wood painted kitchen units, wood countertop, ceramic sink, integrated dishwasher, gas range master, kitchen island.

Sunroom

4.60m x 5.76m

Tied floor, French doors leading to patio area.



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Utility Room	3.25m x 1.82m	Fitted shaker style units, sink, plumbed for washing machine & dryer.
Guest Toilet	1.04m x 2.49m	Tiled floor, W.C. & W.H.B., mirror.
Landing	6.68m x 3.91m	Hot press off, storage press, carpet.
Master Bedroom Walk in wardrobe Ensuite	1.80m x 2.35m 1.66m x 2.37m	carpet. W.C. & W.H.B., shower, fully tiled, heated towel rail.
Bedroom 3	3.57m x 4.27m	Fitted wardrobes, coving, attic access, carpet.
Bedroom 4	5.06m x 3.97m	Attic access, carpet.
Bathroom	3.64m x 2.85m	Tiled floor, tiled splashback, large vanity unit, feature bath, shower.



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Additional Information

- Overall size 269 sq. mt.
- Smoke alarm
- Security alarm
- Double glazed sash windows
- Garage 9m x 5m
- Steel shed
- Coble locked patio area
- Remote controlled Velux windows on landing
- Granite sills
- Feature stove
- Air to water central heating
- Under floor heating

Services

- Mains Water
- Septic tank

Items included in sale

Carpets, blinds, curtains, light fitting, dishwasher, washing machine?

Viewing

By prior appointment at any reasonable hour.

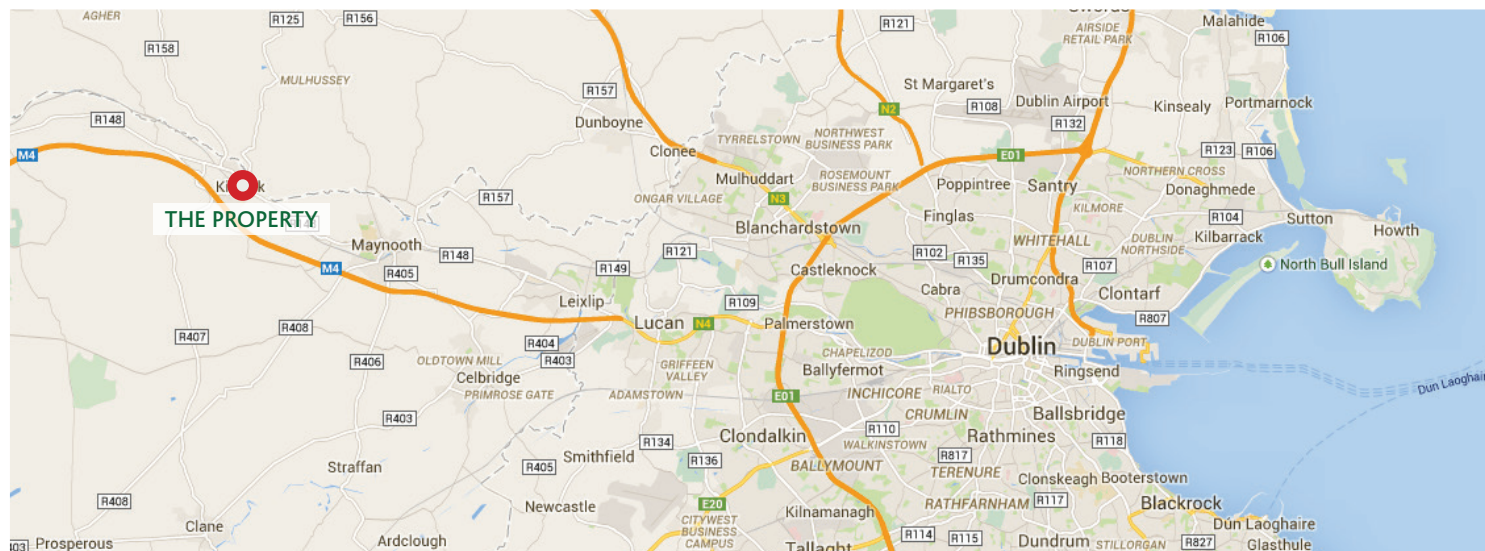
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Directions

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Directions

From Kilcock town, continue over the bridge and through the traffic lights. At the roundabout, take the second exit, at the next roundabout take the first exit onto the Clane Road. On entering the Clane Road take an immediate right onto the L5028.

From M4 take Exit 8 for Kilcock/Clane, take the first exit off the large roundabout, and proceed to the next small roundabout, take the second exit onto the Clane road. Proceed for approx. 1 km and when you arrive at the Lyon and Burton Garage, take a right. Proceed a short distance and take the first right, proceed for approx. 350meters and the property is on the right.

Eircode: W23 HCD8

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Contact Information

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