

Residential

Coonan
PROPERTY



Waynestown, Dunboyne, Co. Meath

- Excellent four bedroom detached with garage on mature grounds extending 1506 sq ft sitting on approximately 0.75 acres
- Accommodation comprises storm porch, entrance hallway, living room, kitchen/dining/lounge, utility room, four bedrooms, jack & jill en-suite and family bathroom
- South west decking area overlooking mature rear garden acting as an extended living area during the course of the summer months
- Approached by cast iron gates, lawn, tarmac drive with ample parking and attractive red brick roller door garage
- Five minutes' drive from the vibrant town of Dunboyne and both the M3 motorway (Junction 5) & the M3 Parkway commuter rail station. The university town of Maynooth is less than a 15-minute drive by car and there are several local primary schools within easy reach and secondary schools in Dunboyne and Maynooth with local school bus services

3 bedroom home
extending to approx.
140 sq.m (1,506 sq.ft)

Guide Price:

€595,000

Private Treaty

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Storm Porch **1.52mx 2.23m** PVC front door, tiled flooring.

Entrance
Hallway Hard wood and coving, dado rail, pine skirting board and access to attic.

Living Room **3.62m x 4.6m** Feature bay window, semi solid floor, feature fireplace with marble surround and granite hearth, coving, tv point.

Kitchen/dining/
lounge **7.65m x 5.16m** Tiled flooring, recessed lights, coving, natural fireplace with marble stone and cast iron, fully fitted wall and floor units with breakfast bar, splashback tiles, oven, hob, stainless steel sink, breakfast bar, ample dining area with sliding door access to decking area.



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Utility Room **8.22m x 1.73m**

Plumbed for washing, additional high and floor units and floor tiles.

Inner Hallway **6.42m x 1.18m**

Hardwood flooring, light fitting.

Master Bedroom **2.34m x 7.36m**

Semi solid flooring,



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Jack & Jill
Ensuite

2.77m x 2.75m

Fully tiled, shower cubicle with power shower, w.c., w.h.b, recessed lights and attic access.

Bedroom 2

3m x 3.5m

Semi solid flooring, fully fitted wardrobes, integrated shelving.

Bedroom 3

3.57m x 2.73m

Semi solid flooring, fully fitted wardrobes, vanity unit.

Bedroom 4

2.21m x 2.82m

Semi solid flooring, fully fitted wardrobes and hot-press.



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Bathroom **2.99m x 2.59m** Fully tiled, corner bath, wood panelled ceiling, integrated mirror and light fittings, shower cubicle, w.c and w.h.b.

Garden South west facing decking area with mature grounds, wall surround and grounds with a variety of native trees mature trees.

Detached Garage **4.25m x 6.12m** Block built rendered and red brick clad garage, roller shutter doors, shelving and storage.



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Additional Information:

Gross internal floor area approx. 140 sq. m
Built in 1974
Extended in 2000

Items Included in sale:

Oven, hob and light fittings.

Services:

Mains water
Well water
Septic tank
Oil fire central heating



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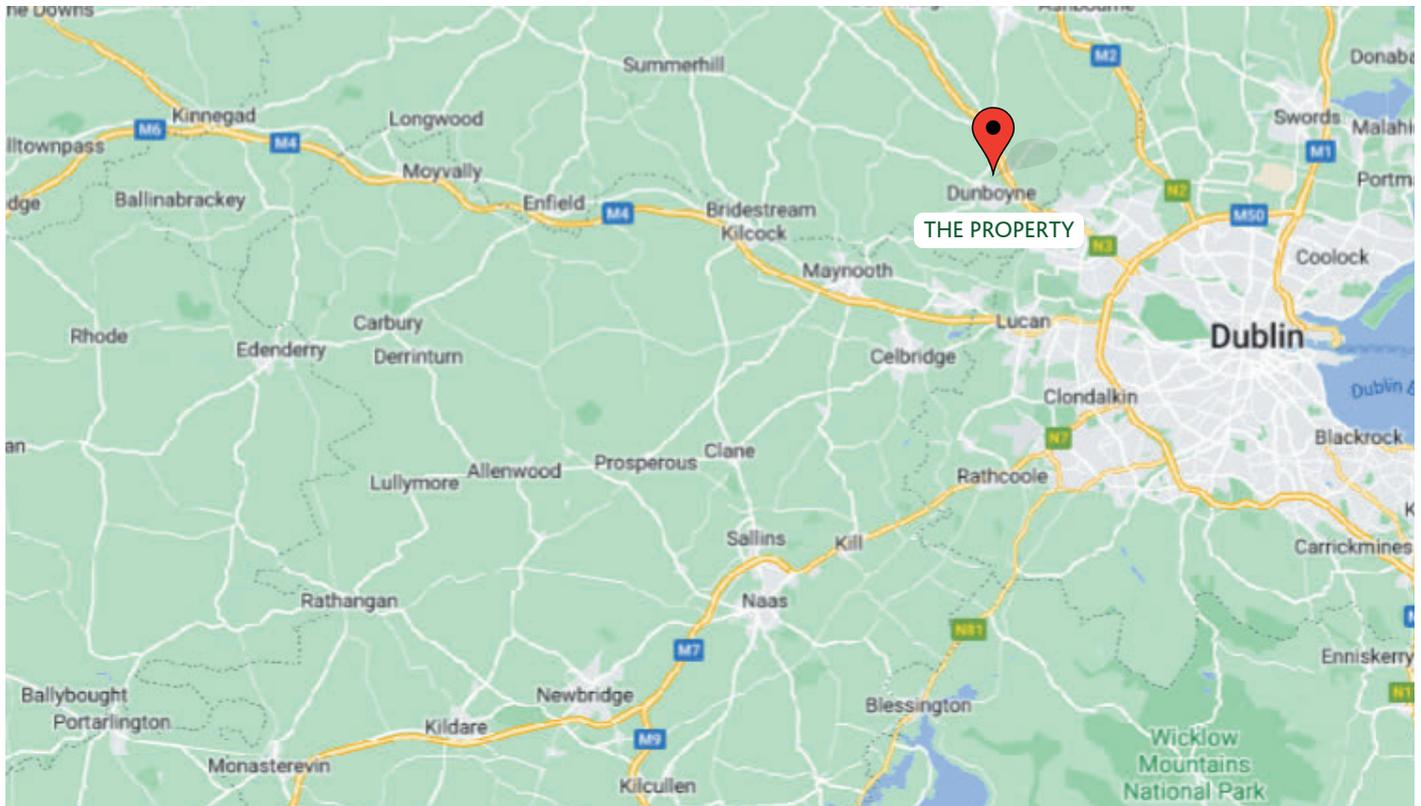
Floor Plans

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Directions

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Directions

A86 HD73

BER

TBC

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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