

Residential

Coonan
PROPERTY



Sin-É, Corduff, Donadea, Co. Kildare

- Truly stunning 4 bedroom detached property extending to approx. 198.6 sq.m (2,137 sq ft) on a 0.7 acre site
- Built in 2011 to an exceptional standard on beautiful site backing onto Coolcarrigan Estate and Forest
- Briefly comprises entrance hallway, living area and open plan kitchen/dining room, utility room, wc, 4 bedrooms including 2 with ensembles and main bathroom
- Bright, spacious house which features vaulted ceilings, contemporary kitchen and bathrooms and floor to ceiling windows to name but a few
- Generously proportioned room sizes throughout
- B3 energy rating with underfloor heating throughout
- Gated entrance onto a pebble drive with well maintained lawns, bounded by an array of mature plants and trees and sandstone patio area to the rear
- Picturesque location on the edge of Coolcarrigan Forest and close to Donadea Forest
- Located close to Timahoe village and within 15 minutes of Clane, Kilcock and the M4 motorway

PSRA No. 003764 coonan.com

4 bedroom
Detached
approx. 198.6 sq.m
(2,137 sq ft) on a
0.7 acre site

Guide Price:
€625,000

Private Treaty

Accommodation



Entrance Driveway		Approached by gates, sandstone pebbled driveway, lawn and mature trees and plants.
Entrance Hallway	4.73m x 3.08m	Porcelain tiled flooring, floor to ceiling glass window, high ceilings and light fitting.
Living Room	4.8m x 5.32m	Laminate flooring, feature stone fireplace with solid fuel stove, t.v. point, light fitting, roller blinds and curtains.



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Kitchen/Dining Room 5m x 10.4m (max)

Laminate flooring, fitted wall and floor units with quartz worktops and upstand, induction hob, double oven, carbon filter extractor fan, 3m island and breakfast bar with integrated sink and storage, feature light fittings, integrated fridge freezer, integrated dishwasher, large electric fire insert, t.v. point, high ceilings, Velux windows, curved wall and double French doors leading to patio area.

Utility

1.9m x 3.86m

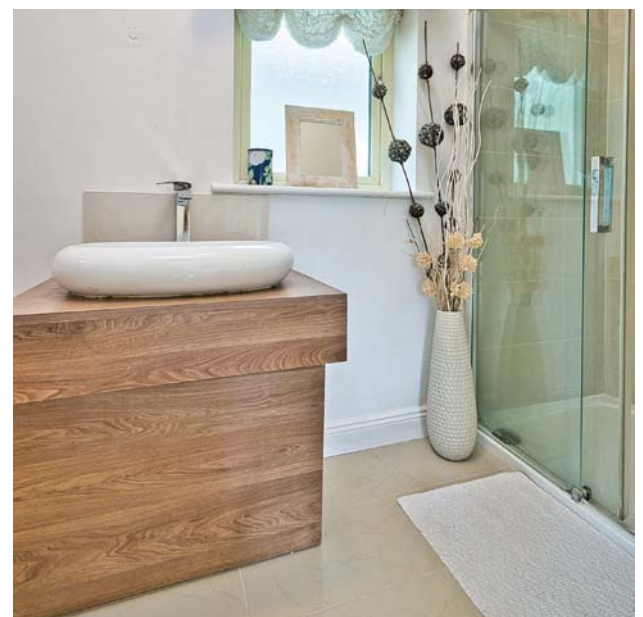
Curved wall, laminate flooring, fully plumbed, sink, storage units, attic access, door leading to side of house.



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Master Bedroom	4.86m x 3.61m	Laminate flooring, t.v. point, light fitting, roller blinds and curtains.
Ensuite	1.3m x 3.6m	Porcelain tiled flooring, w.c., w.h.b., oversized shower with monsoon shower head, extractor fan, light fitting and window dressing.
Walk-in-wardrobe	2.28m x 1.7m	Fully railed and shelved.
Bedroom 4/ Office	3.94m x 3.21	Laminate flooring, roller blinds, curtain poles, large window over looking front garden and light fitting.



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Guest W.C.	1.72m x 1.35m	Tiled flooring, w.c., w.h.b., extractor fan, light fitting and window dressing.
Inner Hallway	4.1m x 1.15m + 4.3m x 1.1m	Laminate flooring, hot-press, light fittings, roller blinds and attic access with folding ladder.
Bedroom 2	3.26m x 4m	Laminate flooring, t.v. point, light fitting, roller blinds and curtains.
Ensuite	1.26m x 3.24m	Porcelain tiled flooring, w.c., w.h.b. shower cubicle, light fitting and extractor fan.



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Bedroom 3

4.14m x 3.67m

Laminate flooring, t.v. point, light fitting, roller blinds and curtains.

Bathroom

2.74m x 2.74m

Fully tiled, bath, w.c., w.h.b. with built in vanity, fitted mirror with lighting, extractor fan, shower cubicle with monsoon shower head, chrome heated towel rail and light fitting.





Rear Garden

Lawn area, sandstone patio area, barbecue area, mature plants trees and shrubs and backing onto forest.

Services:

Zoned underfloor heating throughout
Condenser boiler – Heat Pump ready – can be converted
Solar Panels
Oil fired central heating
Mains water
Sewerage treatment system

Items Included in sale:

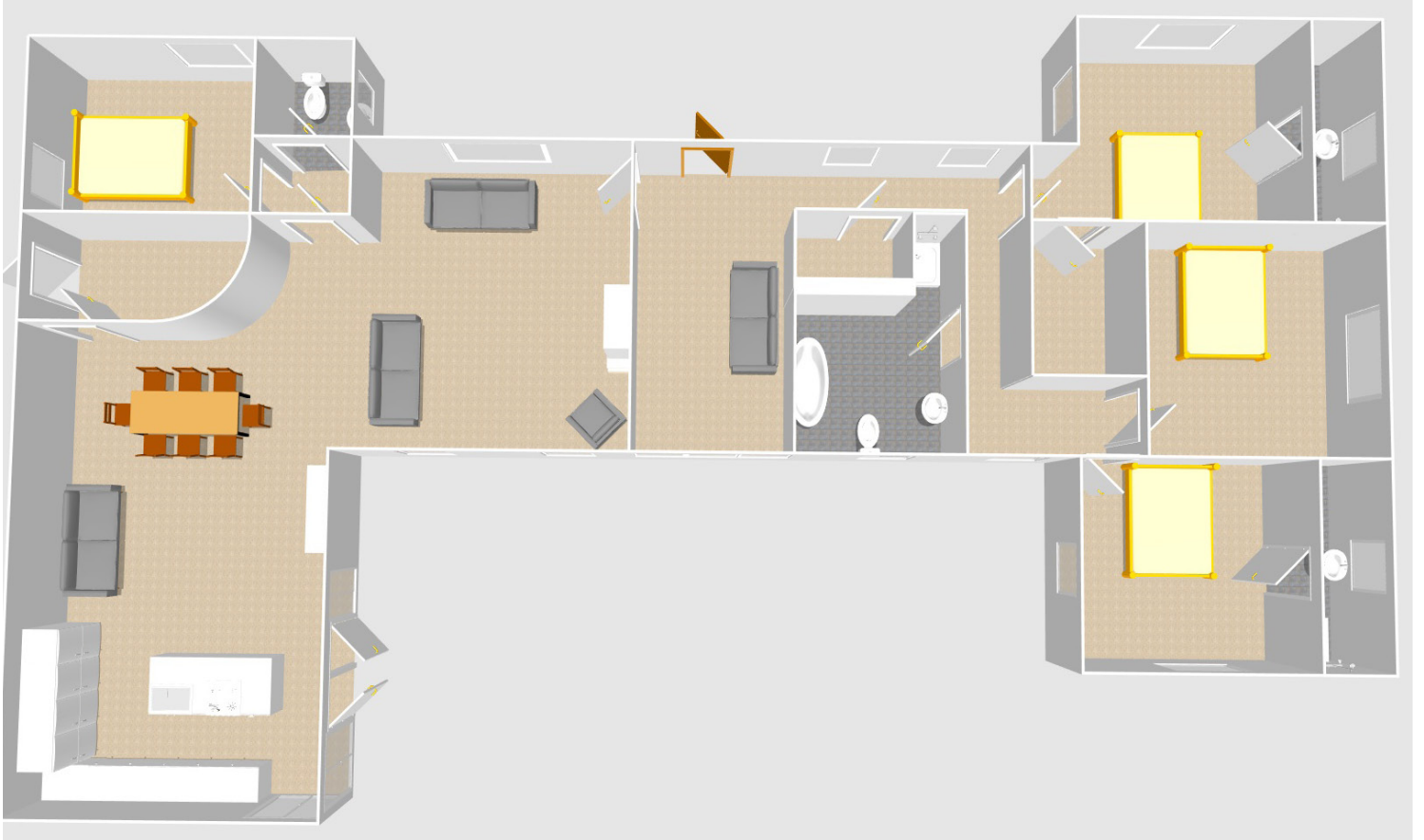
Induction hob, double oven, carbon filter extractor fan, integrated fridge freezer, integrated dishwasher, curtains and blinds.

Additional Information:

Overall size 198.6 sq.m
Approx. 0.7 acre site
Gated entrance which is wired for power, audio and video
Built in 2011
FTTH – Fibre to the home broadband (EIR)
CCTV system
TV points and CAT 6 network cabling to most rooms
Zoned Heating – independently controlled thermostats in every room
Alarmed
Mature trees surround
PVC fascia and soffits
Outside lights

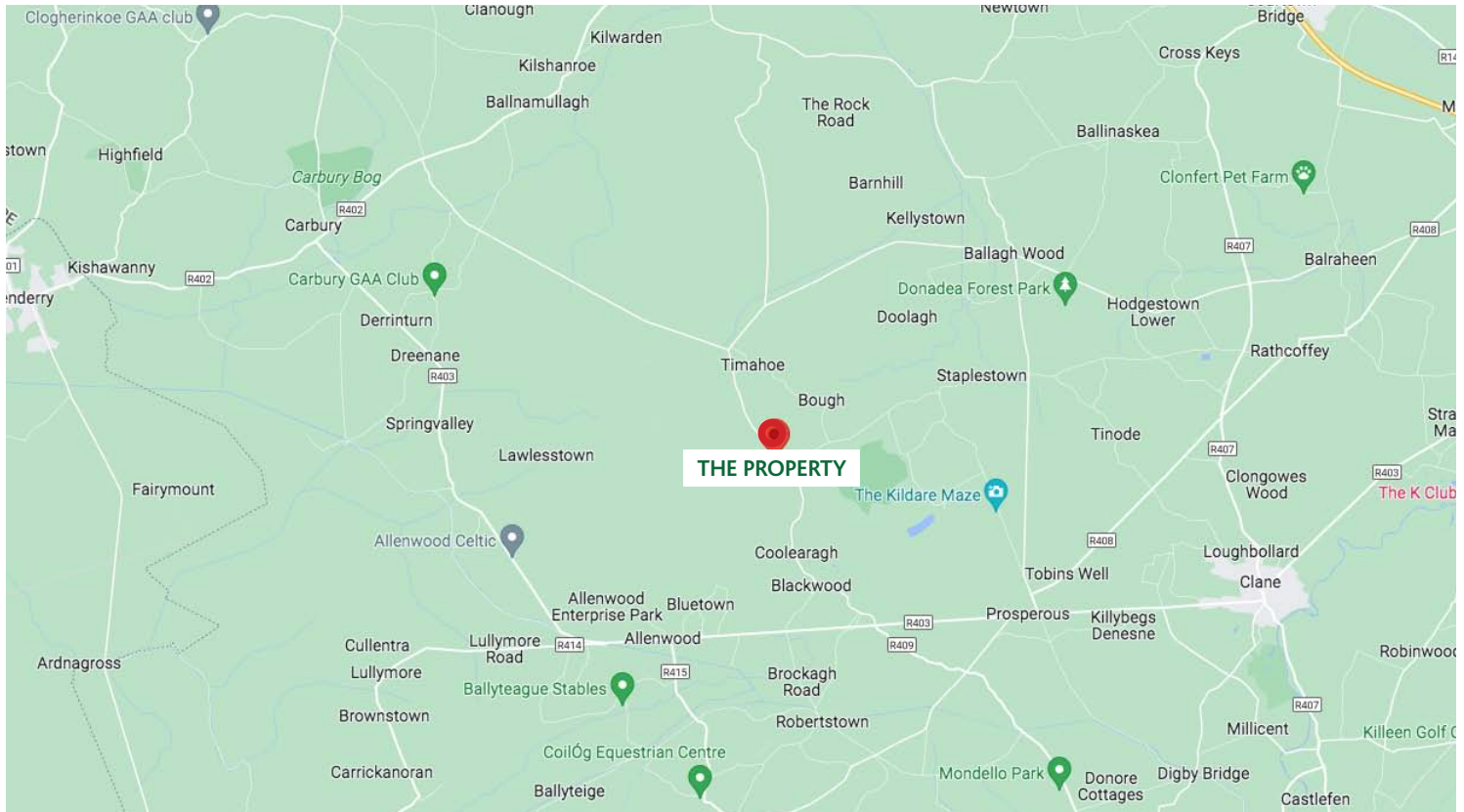
Floor Plans

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Directions

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Directions:

Eircode
W91 YRX7

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Contact Information:

Sales Person
Mick Wright
016286128

VIEWING

By prior appointment at any reasonable hour.

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