

Residential

Coonan
PROPERTY



Straney Mor, Rathmolyon, Co. Meath

- Coonan Property present this spacious and well-maintained three-bedroom detached home with a large converted attic, set on a 0.25-acre site in a peaceful countryside location.
- Presented in excellent condition throughout, with recently upgraded kitchen, bathrooms and flooring, creating a comfortable, modern family home.
- Well-proportioned accommodation comprises entrance hall, living room, kitchen, dining room, sunroom, utility room, three bedrooms including main ensuite, family bathroom and a large converted attic.
- The converted attic provides excellent additional space, split into separate rooms, ideal for a home office, playroom, hobby room or extra storage.
- Generous site with gravel driveway, ample parking and mature gardens to the front and rear.
- Detached block-built shed with adjoining carport, offering excellent potential as a home office, gym, workshop or additional storage.
- Enjoying a peaceful rural setting just minutes from Rathmolyon Village and within easy reach of Summerhill, Enfield and Trim, with schools, shops and everyday amenities all close by.
- Conveniently located just 8km from Enfield and the M4 motorway, providing straightforward access to Maynooth, Dublin and the surrounding commuter belt

**3 bedroom detached
house extending to
approx. 135 sq.m
(1,453 sq.ft)**

Guide Price:

€575,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance
Hallway

(3.95m x 2.1m) +
(6.64m x 0.97m)

Laminate flooring, vaulted ceiling, light fitting, coving and hot-press.

Sitting Room

4.1m x 4.48m

Laminate flooring, feature fireplace with solid wood surround and granite hearth, light fitting, coving, t.v., point and bay window.

Kitchen/
Dining

3.32m x 8.1m

Laminate and tiled flooring, solid wood wall and floor units, tiled splashback, oven, hob, extractor fan, recessed lights, coving and gas stove in dining area.



Accommodation

Coonan
PROPERTY

Utility Room **1.7m x 2.52**

Ceramic tiles, fully plumbed, storage units and door leading to garden.

Sun Room **3.61m x 3.1m**

Laminate wood flooring and door leading to rear garden.

Inner Hallway

Master
Bedroom **3.41m x 4.14m**

Laminate flooring, t.v. point and light fitting.



Accommodation

Coonan
PROPERTY

En-suite **1.4m x 1.88m** Fully tiled, w.c., w.h.b., shower cubicle with Triton electric shower, vertical heated towel rail and light fitting.

Bedroom 2 **3.38m x 3.35m** Laminate flooring, t.v. point and light fitting.

Bedroom 3 **3.42m x 3.04m** Laminate flooring, light fitting and doors leading to garden.



Accommodation

Coonan
PROPERTY

Bathroom **3.37m x 1.77m**

Fully tiled, w.c., w.h.b., shower cubicle with electric shower, window and light fitting.

Attic Conversion - Laid out as:

Landing **4.51m x 4.12m**

Laminate floors, Velux window and light fitting.

Room 1 **6.41m (max) x 4.53m**

Laminate flooring, feature wall papered wall, two Velux windows, light fittings and access to eaves storage.



Accommodation

Coonan
PROPERTY

Bathroom **3m x 1.88m** Fully tiled, w.c., w.h.b., shower cubicle with triton electric shower, Velux window and light fitting.

Room 2 **4.02m x 4.54m** Velux windows, light fittings and access to eaves storage.

Block built shed **7.74m x 4.87m** Fully plumbed, wired, insulated and double-glazed windows.

Block Built Fuel Shed/ Carport **5.1m x 7.54m**



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY

Additional Information:

Gross internal floor area approx.135 sq.m
Additional space in attic rooms
Gravel driveway
Concrete area
Double glazed windows
PVC fascia and soffits
Low maintenance dashed exterior
Outside tap
Outside lights

Items Included in sale:

Oven, hob, fridge, extractor fan, roller blinds and shutters in sitting room, all light fittings.

Services:

Oil fired central heating
Bio cycle system



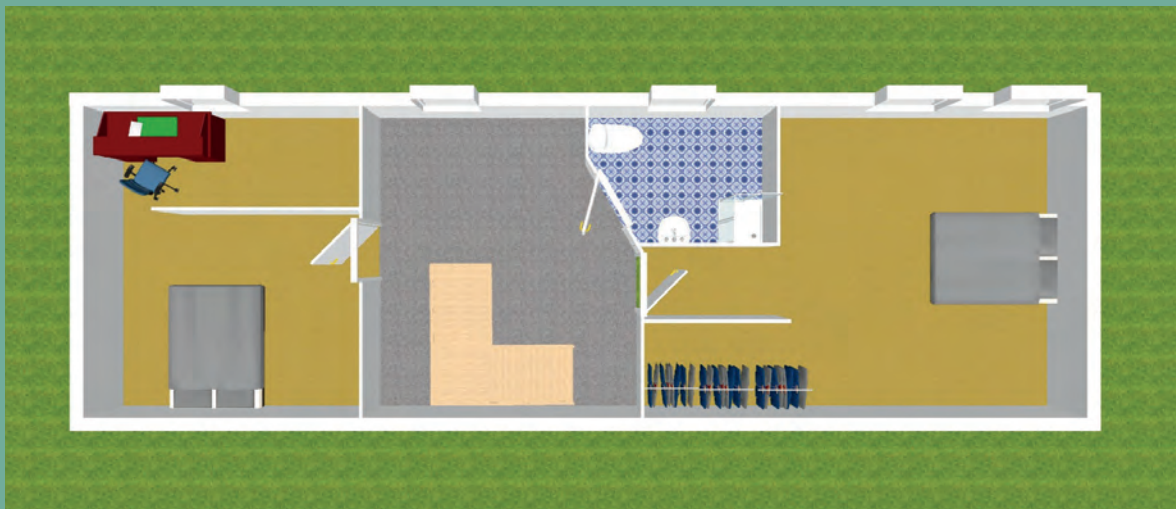
Accommodation

Coonan
PROPERTY



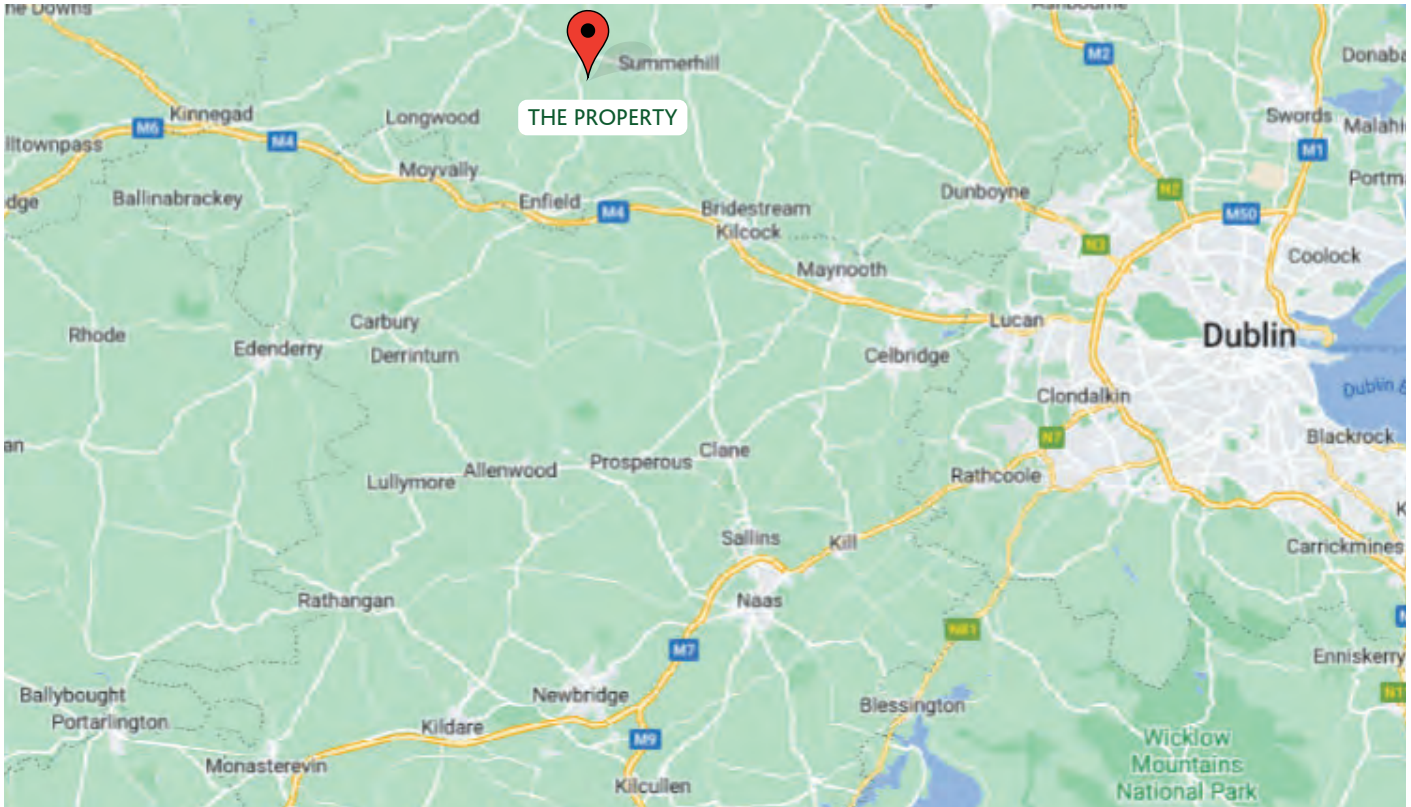
Floor Plans

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

A83 T862

BER

BER C

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:

Mick Wright

01 6286128

mickw@coonan.com

PSRA 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 does 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.



Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland. Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

01 505 2718

admin@coonanmortgage.com

coonan.com