

Residential

Coonan
PROPERTY



7 Abbey Court, Prosperous Road, Clane, Co. Kildare

To register a bid on this property, please visit coonanlive.com

- Spacious 4 bed detached bungalow on large site extending to approx. 0.36 acre
- Comprises main hallway, sitting room, dining room, kitchen, 2nd living room, utility room, 4 bedrooms including master ensuite and main bathroom.
- Large block built garage which may be suitable for conversion to home office.
- Very large site extending to approx. 1/3 acre with generous front drive and beautifully maintained and private rear garden
- Sought after location on a secluded cul de sac of just 10 detached homes.
- Just a short stroll from all local amenities including primary and secondary schools, Clane GAA club, bus stops and village.
- Rare opportunity to purchase on this exclusive road.

coonan.com

4 bedroom
detached
bungalow

Guide Price:

€450,000

Private Treaty

Accommodation

Coonan
PROPERTY

GROUND FLOOR:

Entrance Porch 4.2m x 1.55m

Entrance Hallway 6.4m x 1.49m Carpet, coving, light fitting.

Inner Hallway 4.31m x 1.02m / 2.83m x 1.0m Carpet, coving, light fittings, hot press, attic access, cloak room.

Living Room 5.82m x 3.77m Carpet, coving, light fitting, wall light, curtains, TV point, sandstone fireplace with slate hearth.



Accommodation

Coonan
PROPERTY

Dining Room

3.38m x 4.1m

Semi solid oak floor, coving, archway, leading to kitchen.

Kitchen

3.88m x 2.25m

Ceramic tiles, solid wood fitted kitchen units, granite worktop and upstand and tiled splashback, two Velux windows, venetian blinds, breakfast counter, gas hob, double oven, dishwasher, fridge.

2nd Living Room/ Family Room

4.1m x 3.32m

Semi solid oak floors, coving, light fitting, wall lights, brick fireplace with slate hearth, sliding door to back garden and patio area, TV point.



Accommodation

Coonan
PROPERTY

Hallway	3.33m x 0.88m	Ceramic tiles, light fitting, door leading to the main hallway, door to utility.
Utility Room	2.55m x (max) 3.1m	Ceramic tiles, fully plumbed, storage units, worktop, light fittings, door leading to back garden, light fitting.
Master Bedroom	4.2m x 3.0m	Carpet, fitted wardrobe, recessed lights, curtains, headboard and bedside lockers. TV point
Ensuite	1.81m x 2.27m	Fully tiled, w.c & w.h.b., with built in vanity units, corner bath, with shower curtain and power shower.
Bedroom 2	2.93m x 4.2m	Carpet, light fitting, curtains, fitted sliderobes. TV point.



Accommodation

Coonan
PROPERTY

Bedroom 3	3.3m x 3.45m	Carpet, light fitting, curtains, fitted Wardrobe. TV point.
Bedroom 4 / Office	3.36m x 5.22m	Carpet, fitted slidedrobe, light fitting, telephone point.
Main Bathroom	2.3m x 1.76m	Fully tiled, w.c & w.h.b, electric shower Triton T90i, extractor fan, vanity unit, recessed light.



Floor Plans

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Additional Information:

Approached by cobble lock driveway
Patio area
Landscaped lawns
Mature trees
Green house
Two barna sheds
Block built garage - 5.75m x 2.77m
with double garage door, electric
power & light.

Services:

Oil central heating
Mains water
Mains sewage
Outside electricity supply

Items Included in sale

Hob, extractor fan, dishwasher, fridge, headboard
and bedside lockers in master bedroom, light fittings
(except dining room), curtains, blinds.

Directions

Coonan
PROPERTY



Directions:

Eircode
W91 H7VO

Viewing

By prior appointment at any reasonable hour.

Coonan
PROPERTY

Contact Information:
Mick Wright
mickw@coonan.com
01 628 6128

BER D1

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