

# Residential

**Coonan**  
PROPERTY



## Kilcloon Cottage, Kilcloon, Co. Meath

- Superb refurb opportunity - 2 bedroom detached cottage on approx. 0.20 acre site just 7km from Maynooth
- Spanning approx. 90 sq.m this property briefly comprises entrance hallway, living room, kitchen, 2 bedrooms and main bathroom
- In need of modernising but offers plenty of scope to further develop s.p.p
- Located within walking distance of Kilcloon Primary school, Blackhall Gaels GAA club, church and shop, with Maynooth just 7km away
- Just 10 minutes drive to the M4 and M3 motorways with the M50 and the greater Dublin area just a short commute

2 bedroom cottage  
extending to approx.  
90 sq. m (969 sq.ft)

Guide Price:

**€325,000**

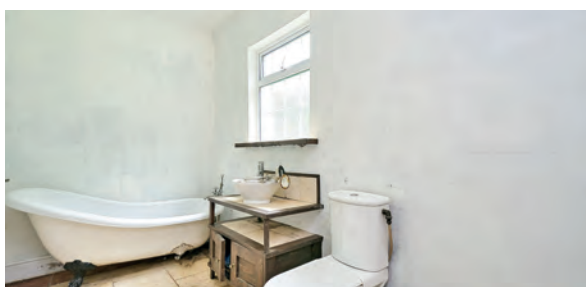
Private Treaty



# Accommodation

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Entrance Porch	2.7m x 2.72m	Tiled flooring, recess lighting, access to attic.
Living Room	4.15m x 5m	Timber floor, feature fireplace with solid fuel stove, light fitting.
Kitchen	4.1m x 5.26m	Tiled floor, fitted wall and floor kitchen units, gas stove, Belfast sink, access to back hallway.
Back Hallway	1.9m 0.93m	Tiled floor and hotpress.
Bathroom	1.9m x 3.93m	Tiled flooring, free standing bath, shower cubicle, w.c., w.h.b. and recessed lights.





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## Additional Information:

Gross internal floor area approx. 90sq.m  
2.8m high ceilings throughout  
Double glazed windows throughout

## Services

Oil fired central heating  
Septic tank

## Garden

Block built shed and outside lighting.



# Floor Plans

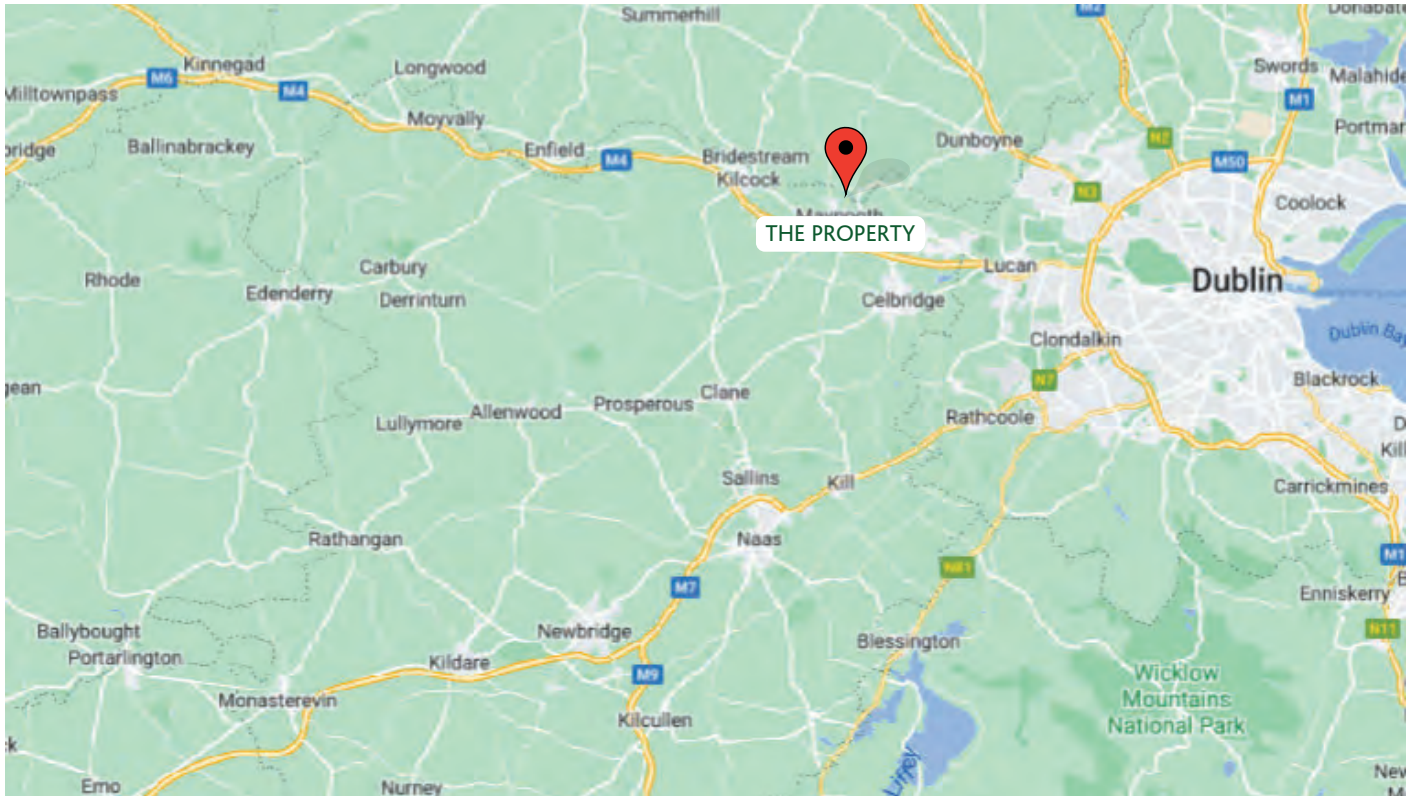
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# Directions

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## Directions

A85 DY61

**BER**

**BER F**

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### Contact Information:

Mick Wright

01 6288 400

mickw@coonan.com

## Viewing

By prior appointment at any reasonable hour.

PSRA No.: 003764.

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For all your mortgage needs contact:

Shane Robinson

01 505 2718

admin@coonanmortgage.com

coonan.com