

Residential

Coonan
PROPERTY



Clonshanbo, Donadea, Co. Kildare

- Three bedroom detached dormer bungalow extending 148sq m/1599 sq ft on 0.71 acres with garage
- Accommodation comprises of entrance hallway, kitchen, utility, living room, three bedrooms, en-suite, family bathroom and dormer storage currently laid out as bedroom, office and gym area
- Approached by Accessed via a sweeping driveway that curves around the house, the property also features a high-quality rendered, block-built garage complete with full electrical wiring and a manual shutter door
- Excellent transport links, with Kilcock Train Station just 7km away, Maynooth Train Station 12km away, and approximately 6km to the M4 Motorway at Junction 8
- Perfectly positioned just 3km from Tirmoghan National School and the expansive 660-acre Donadea National Forest Park, this property enjoys a prime and convenient location. Liffey Valley is only 25 minutes away, while Kilcock is a short 10-minute drive. Clane can be reached in 12 minutes, Maynooth and its university in 16 minutes, Dublin Airport in 40 minutes, and Dublin city centre in under an hour

**3 bedroom detached
dormer bungalow
extending to approx.
148 sq.m (1,599 sq.ft)**

**Guide Price:
€625,000**

Private Treaty

Accommodation

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Entrance
Hallway

4.5m x 4.3m

Hardwood oak flooring, alarm panel, and recessed lights.

Living Room

4.2m x 4.1m

Feature fireplace with cast-iron surround, marble hearth, bay window, coving.

Inner Hallway

6.2m x 1.2m

Hardwood flooring, storage unit and recessed lights.



Accommodation

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Bedroom 2 **4.2m x 4.4m** Laminate flooring and feature bay window.

Bedroom 3 **3.9m x 4.2m** Solid oak flooring, fitted wardrobes with soft close draws, vanity unit with mirror.

En-suite **1.9m x 2.4m** Fully tiled, led lighting, w.h.b. with built in vanity unit, w.c., extractor fan, roller blind and light fitting.



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Bedroom 3

4.1m x 3.4m

Solid oak flooring, hot-press with storage and utility area.

Kitchen/dining/
living area 8m x 4.5m

Tiled flooring, fitted wall and floor units, recessed lights, integrated dishwasher, double oven, electric hob, extractor fan, integrated fridge freezer, stainless steel sink and breakfast bar. Tiled flooring, redbrick feature fireplace with back boiler, built in cabinets with soft close draws, French doors leading onto side of property.



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Utility Room **3.8m x 2.2m**

Tiled flooring, plumbed for washing machine, storage units and door leading to rear.

Family Bathroom **2.8m x 3.6m**

Fully tiled, corner jacuzzi bath, w.c., w.h.b., integrated mirror, Triton electric shower and light fitting.



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Storage &
Landing

4.1m x 5m

Carpet, two Velux windows, feature hardwood pine staircase currently laid out as with gym equipment.

Storage area
currently laid
out as a
bedroom

5.1m x 4.9m

Carpet, Velux window and recess space.

Study Room

4.2mx2.3m



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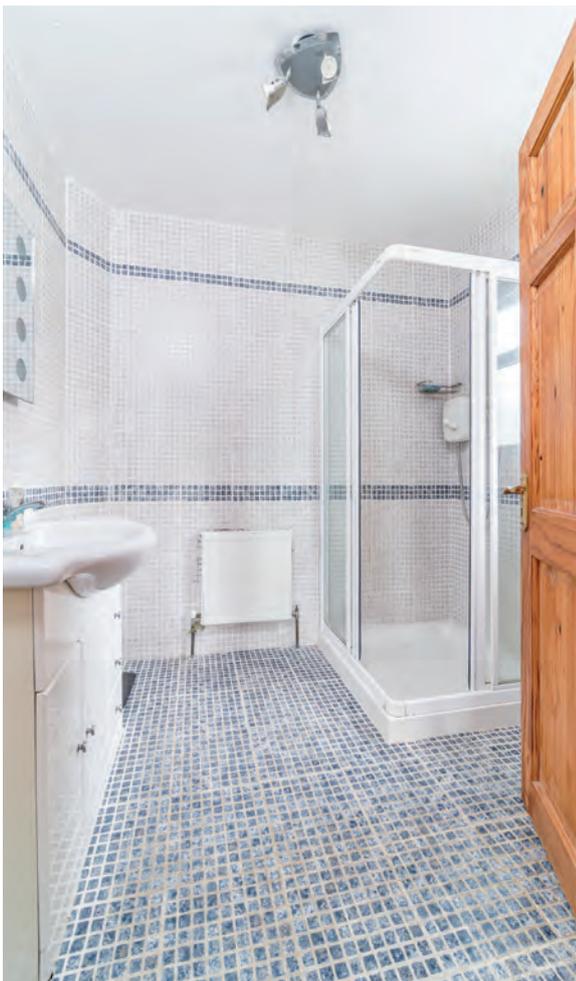
Garden

West facing garden, raised decking area, surrounded by stood railing, lawns.

Garage

10.5m x 5.1m

Block build garage full electrical wiring, Manual shutter door, additional lean two wood shed.



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Additional Information:

Built in 2001
Lean two wood shed
Westerly facing garden

Services:

Mains water
Septic tank
Oil fire central heating
Back boiler

Items Included in sale:

Integrated dishwasher, double oven,
electric hob, extractor fan, integrated
fridge freezer, light fittings and curtain
poles.

Entrance Driveway:

Cast iron gates, granite pillars, granite
stone cladding, sensor lights and loose
stone chippings.



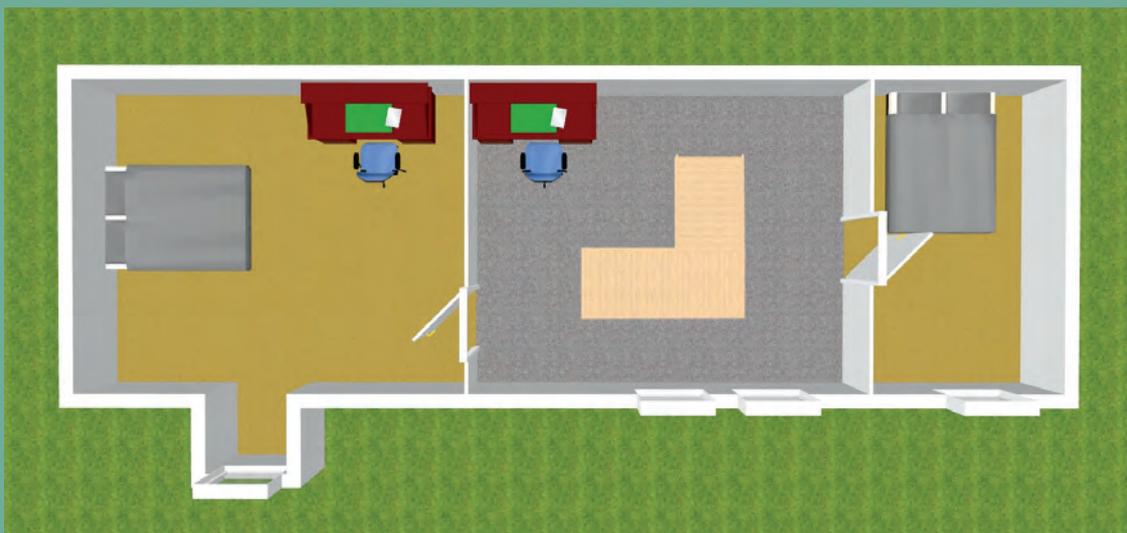
Accommodation

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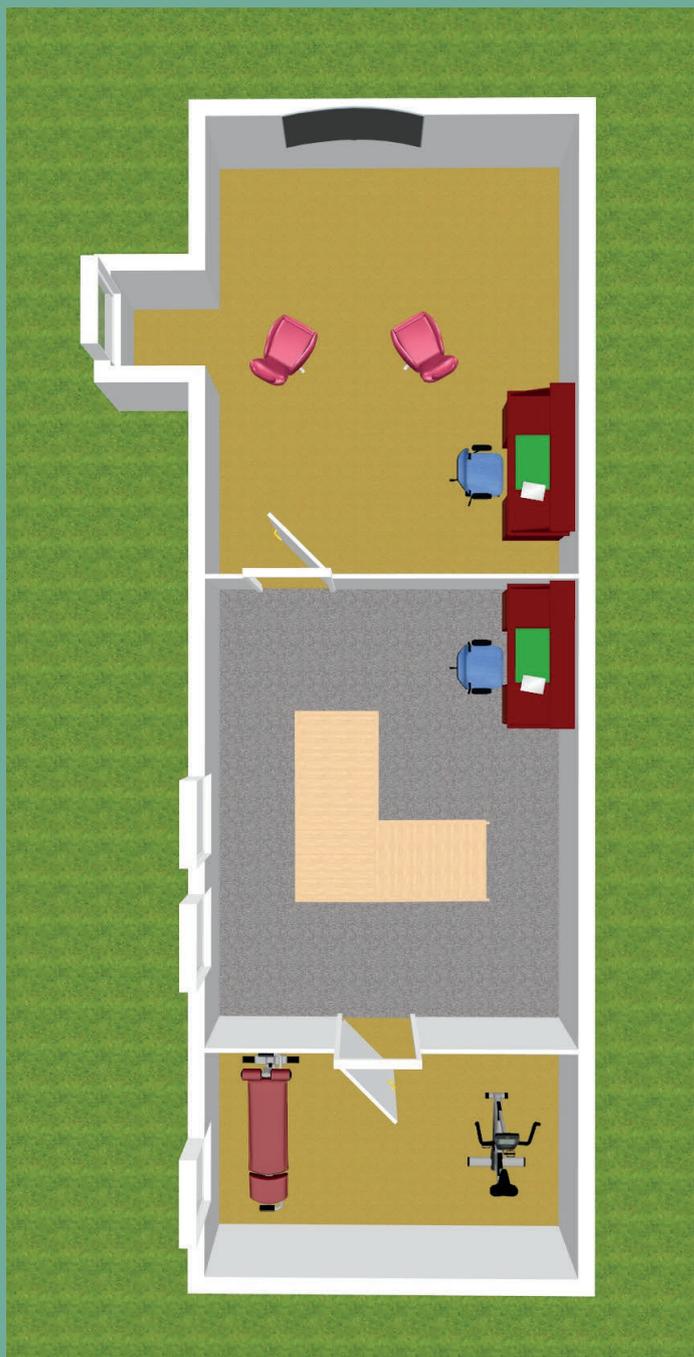
Floor Plans

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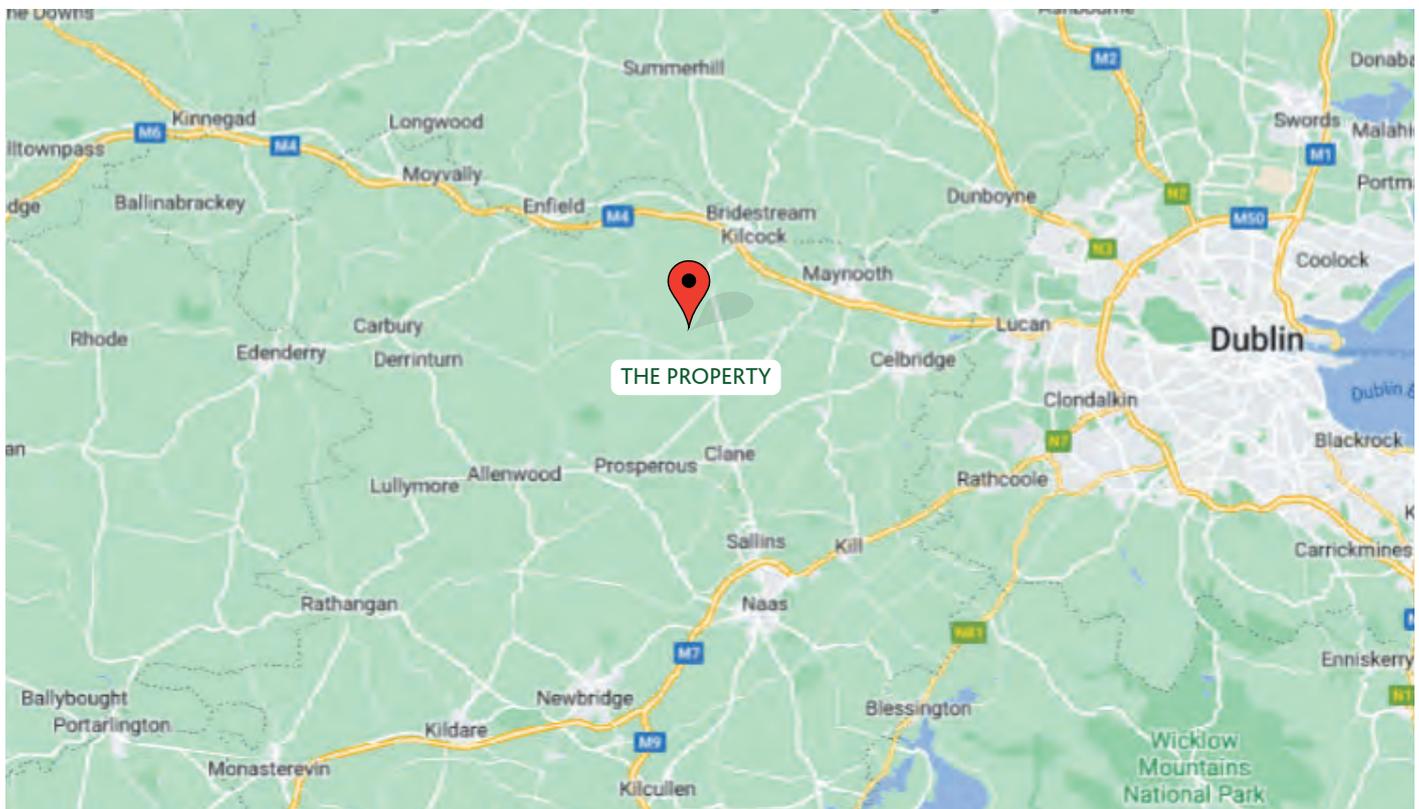
Floor Plans

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Directions

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Directions

W91 Y620

BER

BER C2

Viewing

By prior appointment at any reasonable hour.

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