

Residential

Coonan
PROPERTY



Four Winds, Drumlargan, Kilcock, Co. Kildare

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

- A detached 4 bedroom bungalow on c. 3.1 acres.
- The house extends to approx. 150 sq.m. (1,615 sq.ft.)
- There are 5 stables and paddock which are accessed by a separate entrance.
- Idyllic rural location within close proximity to local towns such as Kilcock.
- Built in 1986 and maintained to a very high standard.
- This is an ideal property for the equestrian enthusiast/hobby farmer.
- Viewings are highly recommended.

4 bedroom
bungalow
approx. 150 sq.m.
(1,615 sq.ft.)

Guide Price:
€510,000

Private Treaty

Accommodation

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GROUND FLOOR:

Entrance Hallway	4.24m x 2.97m + 1.36m x 5.35m	With solid wood floors, coving, centre piece.
Sitting Room	5.08m x 4.25m	With solid wood floors, fireplace with cast iron inset, marble mantle, tiled hearth, wall lights, dual aspect room, coving centre piece, TV point.
Inner Hallway	4.70m x 1.17m	With tiled floor, inset lights, fuse board.



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Kitchen

3.18m x 7.12m

Floor and wall units with veneer style counter top, tiled splash back and floors, plumbed for dishwasher, stainless steel sink, 4 ring electric hob, solid fuel stove with back boiler, integrated dining area, sliding patio doors.

Sun Room

3.49m x 3.65m

Pine panelled ceiling, Velux roof lights, solid wood floors, ceiling fan, door to garden.

Utility

3.49m x 1.17m

With floor and wall units with veneer counter top, tiled floor, plumbed for washing machine and dryer, alarm panel, back door.



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Master Bedroom 3.34m x 4.74m

With solid wood floor, walk in wardrobe, coving, centre piece, TV point, double doors to patio.

Ensuite 2.73m x 1.18m

With W.C., W.H.B., double electric shower, heated towel rail, fully tiled.

Bedroom 2 3.53m x 3.22m

With built in wardrobes, laminate floors, coving, centre piece.



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Bedroom 3	3.23m x 3.61m	With built in wardrobes, laminate floors, coving, centre piece.
Bedroom 4	3.18m x 3.61m	With built in wardrobes, laminate floors, coving, centre piece.
Ensuite	3.16m x 1.33m	W.C., W.H.B., electric shower, fully tiled.
Main Bathroom	3.18m x 1.66m	W.C., W.H.B., Jacuzzi bath, heated towel rail, fully tiled, Velux roof light.



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ATTIC SPACE:

Landing	5.09m x 3.60m	With carpet floors, roof light, inset lights, storage.
Room 1	4.68m x 3.60m	With laminate floor, roof light, storage, inset lights.
Room 2	5.57m x 3.60m	With laminate floor, Velux roof light, storage.
Garage	8.73m x 5.10m	Concrete floor, oil boiler, Henderson Up and over door, power points, lights, pedestrian side door.





Services:

- Outside tap
- Outside electricity supply
- Well water (pump in garage)
- Septic tank (rear garden beside stables)

Items Included in sale:

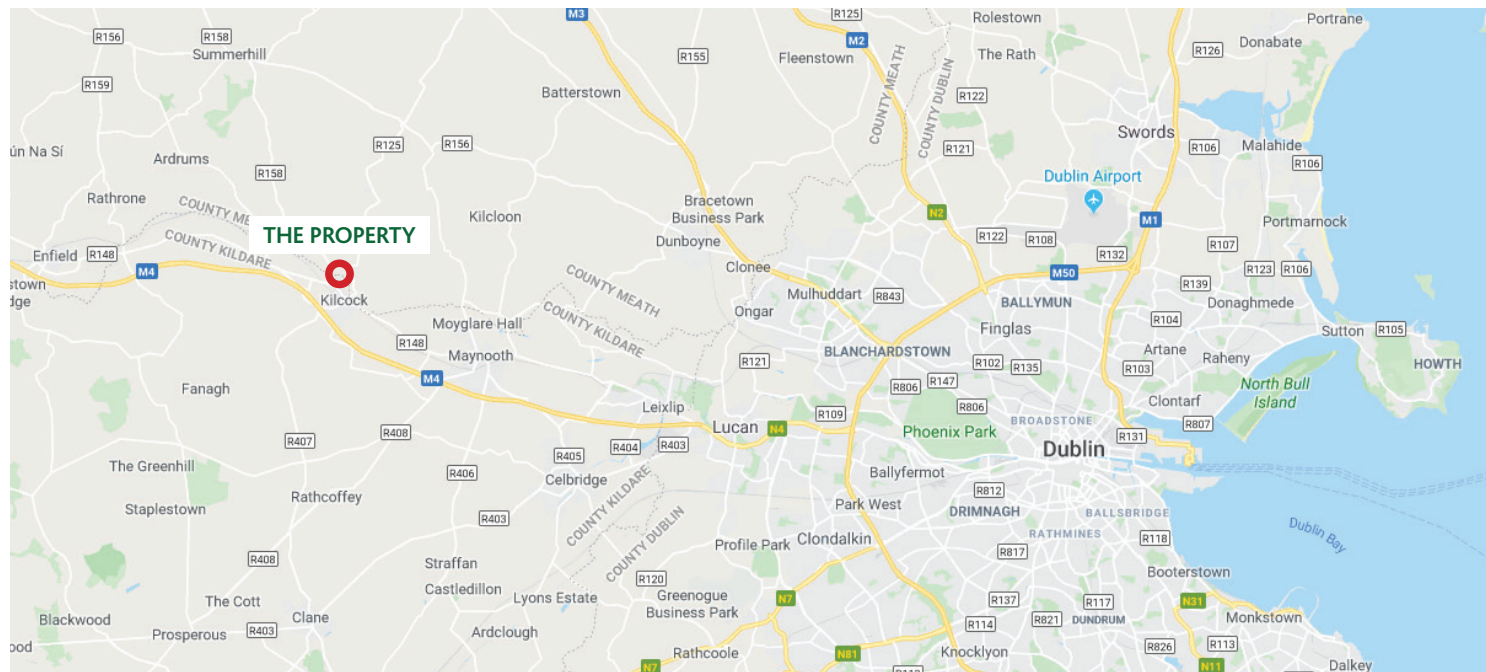
Carpets, curtains, blinds, light fittings, kitchen appliances.

Additional Information:

- Extends to approx. 150 sq.m. (1,615 sq.ft.) on c. 3.1 acres
- 5 stables and a tack room with separate entrance
- Large paddock in grass
- East facing rear garden
- Alarmed
- Double glazed windows
- PVC fascia and soffit
- Dual OFCH and solid fuel heating

Directions

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Directions:

From Kilcock Town head west on the R148. On the edge of the town turn right onto the R158 towards Summerhill. Continue north for approx. 7 KM and turn right. Continue up this road taking the left fork for approx. 1.2 KM and the property is located on your right-hand side.

Eircode
W23 EFP4

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:
Edward Cummins
edwardc@coonan.com
01 6286128

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