

Residential

Coonan
PROPERTY



Lullymore West, Rathangan, Co. Kildare

- Three-bedroom bungalow extending 80 sqm (861 sq ft) set on 1.13 acres of manicured lawns
- Accommodation comprises of hallway, kitchen/dining area, living room, three bedrooms and family bathroom
- Beautifully manicured grounds with block-built garage and roller-door steel shed
- Located in the picturesque village of Lullymore, home to an array of activities including Lullymore Heritage and Discovery Park, Lullymore Equestrian, butterfly centre and Killinthomas Wood
- Within close proximity to Allenwood (6km), Rathangan (9.4km) with an array of local schools, sporting facilities, eateries and shops. With larger towns such as Newbridge (20km), Kildare village shopping outlet (20km) and Clane (18km) within easy reach

3 bedroom bungalow
extending to approx.
80 sq.m (861 sq. ft)

Guide Price:
€325,000

Private Treaty

Accommodation

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Entrance Porch	1.59 m x .68m	Tiled floor, sliding door.
Entrance Hall	1.72m x 3.39m	Laminate flooring, telephone point.
Inner Hall	0.88m x 5.42m	Linoleum flooring, dado rail.
Living Room	4.11m x 4.00m	Laminate flooring, floor to ceiling window overlooking driveway, feature fireplace with brick surround & tiled hearth, built-in TV and shelving unit, nice coving & cornice detail.
Kitchen/Dining	7.46m x 3.50m	Linoleum flooring, fully fitted kitchen, stainless steel sink, plumbed for washing machine and dishwasher, electric oven, Stanley range with back boiler, TV point, hot-press, door access to rear garden.



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Bedroom 1	3.12m x 3.14m	Linoleum flooring, fitted wardrobes
Bedroom 2	3.00m x 3.00m	Linoleum flooring, fitted wardrobes
Bedroom 3	3.14m x 2.65m	Laminate flooring, fitted wardrobes
Bathroom	1.91m x 3.11m	Fully tiled, shower cubicle with Triton electric shower, w.c., w.h.b., integrated lighting.



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Additional Information:

Built in mid-1970's
Doubled glazed windows replaced in 2005

Services

Community water scheme
Septic tank

Garden, Garage and Outbuildings

Large side access driveway to rear, block-built garage to front, large stainless steel shed with roller doors and side door access and large Barna shed.

Items Included in sale:

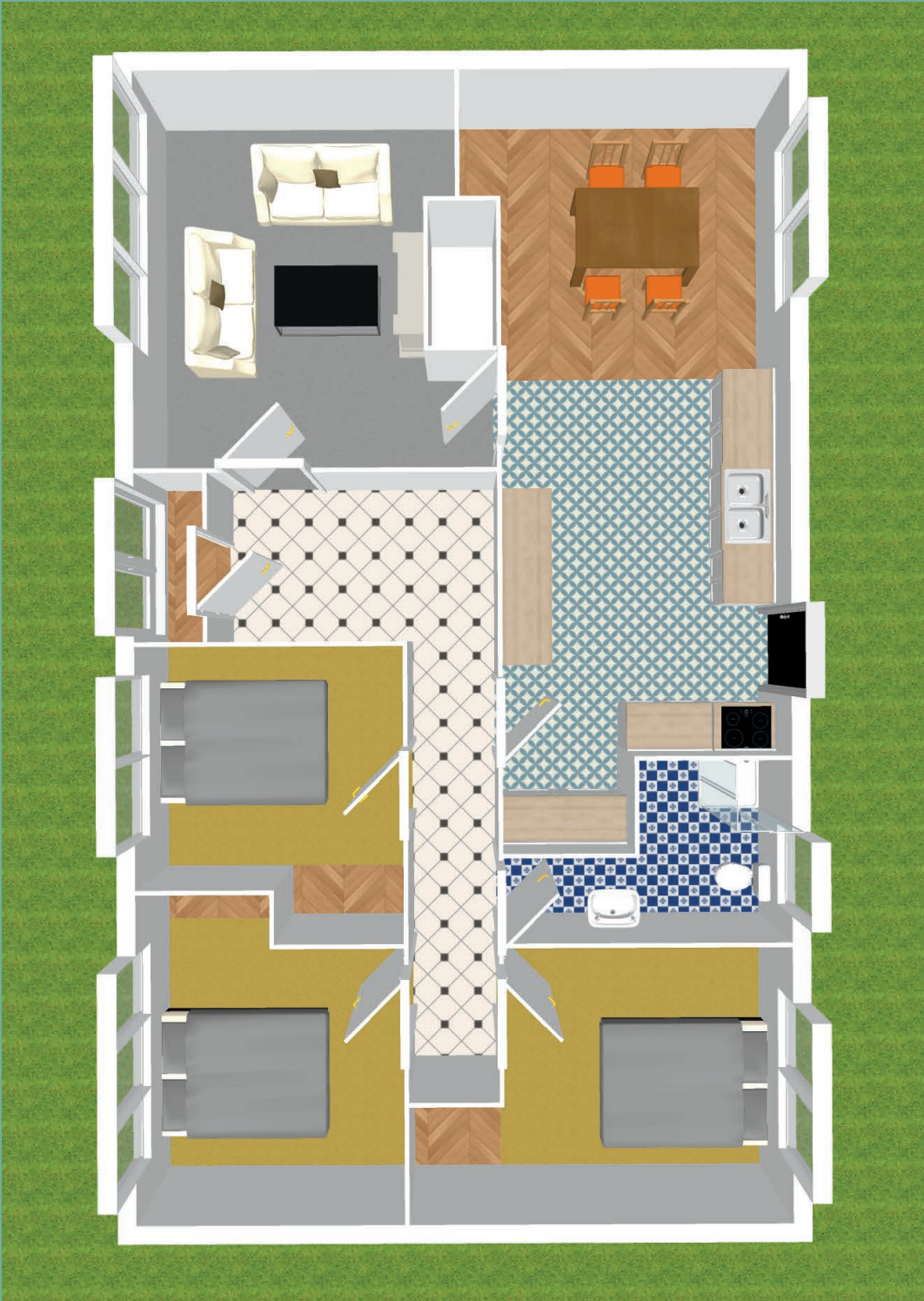
Fixtures, fittings and windows dressings.

Entrance Driveway

Cast iron gates, gravel driveway, lawn, mature hedging.

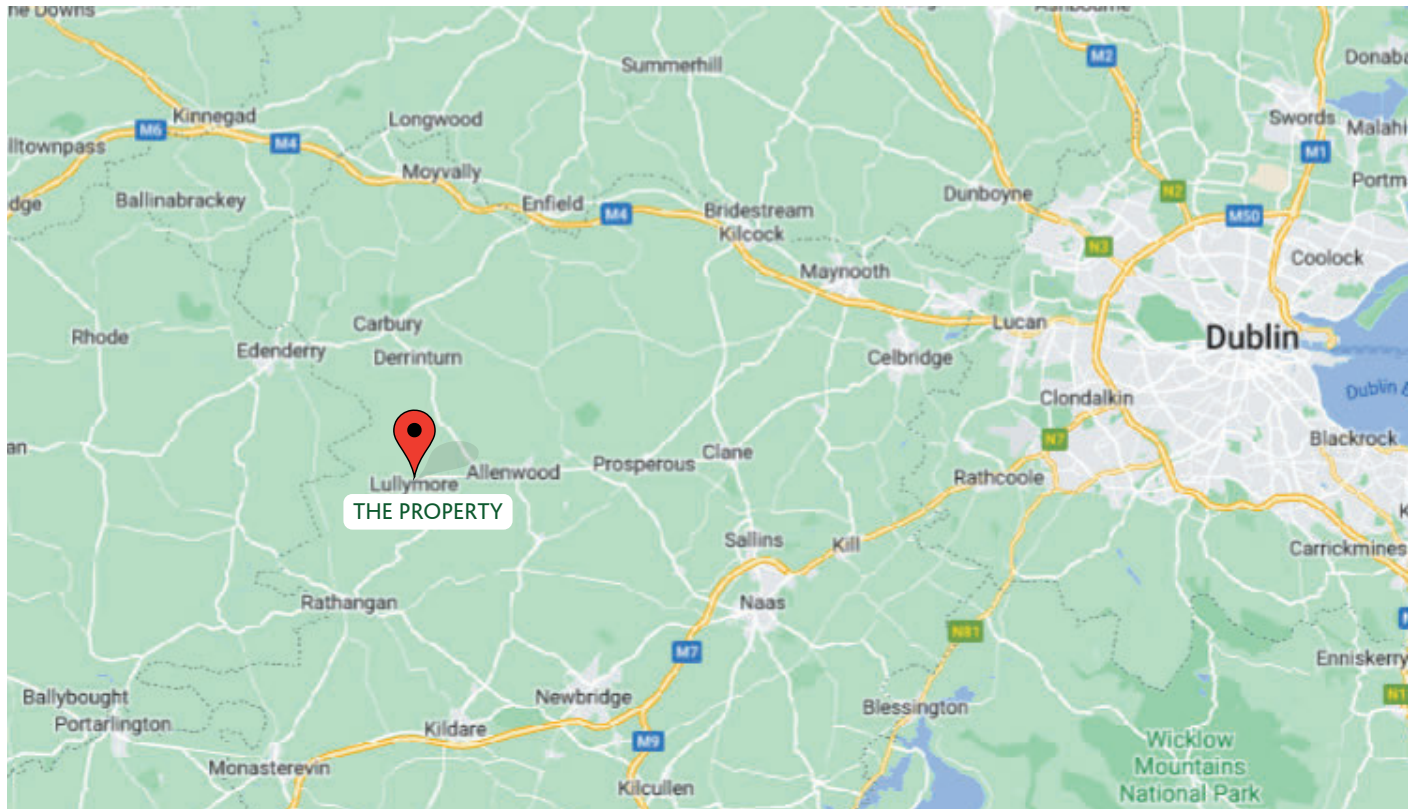


Floor Plans



Directions

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Directions

R51 XR23

BER



Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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