

Coonan
PROPERTY

DREENANE
Carbury, Co. Kildare

Residence on approx. 102 acres (42 ha)



DREENANE

- Attractive 6 bedroom residence with beautiful outlook, extending to 224 sq.m (2,411 sq.ft) and comprising of living room, kitchen/dining area, , 6 bedrooms, (1 ensuite) and 2 bathrooms
- Superb free draining land for sale in one lot with excellent road frontage and farmyard
- Lands suitable for any agricultural or equestrian enterprise
- Conveniently located just outside Derrinturn village, close to Edenderry town with local amenities in abundance
- Great transport links with easy access to M4 motorway under 15 minute drive away at Enfield with regular bus services in Derrintun and Edenderry



6 Bedrooms



1 Reception Room



3 Bathrooms

**For Sale by Public Auction on the 20th March at 3pm
in the Glenroyal Hotel, Maynooth, Co. Kildare**

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AERIAL PHOTOGRAPH



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AERIAL PHOTOGRAPH



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Accommodation

Living Room

5.46m x 4.18m

Solid wood flooring, feature fireplace

Kitchen / Dining Area

4.65m x 7.53m

Solid wood flooring, feature fireplace with solid fuel stove,
fitted kitchen, double doors to living room

Master Bedroom

4.8m x 4m

Solid wood flooring, large bay window

Ensuite

2.74m x 1.07m

Electric shower, w.c., w.h.b

Bedroom 2

3.98m x 4m

Solid wood flooring

Bedroom 3

3.5m x 4.16m

Solid wood flooring



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Accommodation

Main Bathroom

2.38m x 3.48m

Tiled floor, bath, w.c., w.h.b

Landing

4.7m x 2.78m, 3.34m x 3.31m

Bedroom 4

5.15m x 5.13m

Solid wood flooring, large built in storage closet, access to eaves

Bedroom 5

2.5m x 4.35m

Solid wood flooring

Bedroom 6

3.46m x 5.52m

Solid wood flooring, access to eaves

Upstairs Bathroom

2.4m x 3.36m

Bath and electric shower, w.c., w.h.b.



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FLOOR PLAN

Detached residence

Gross internal floor area approx. 224 sq.m (2,411 sq.ft.)



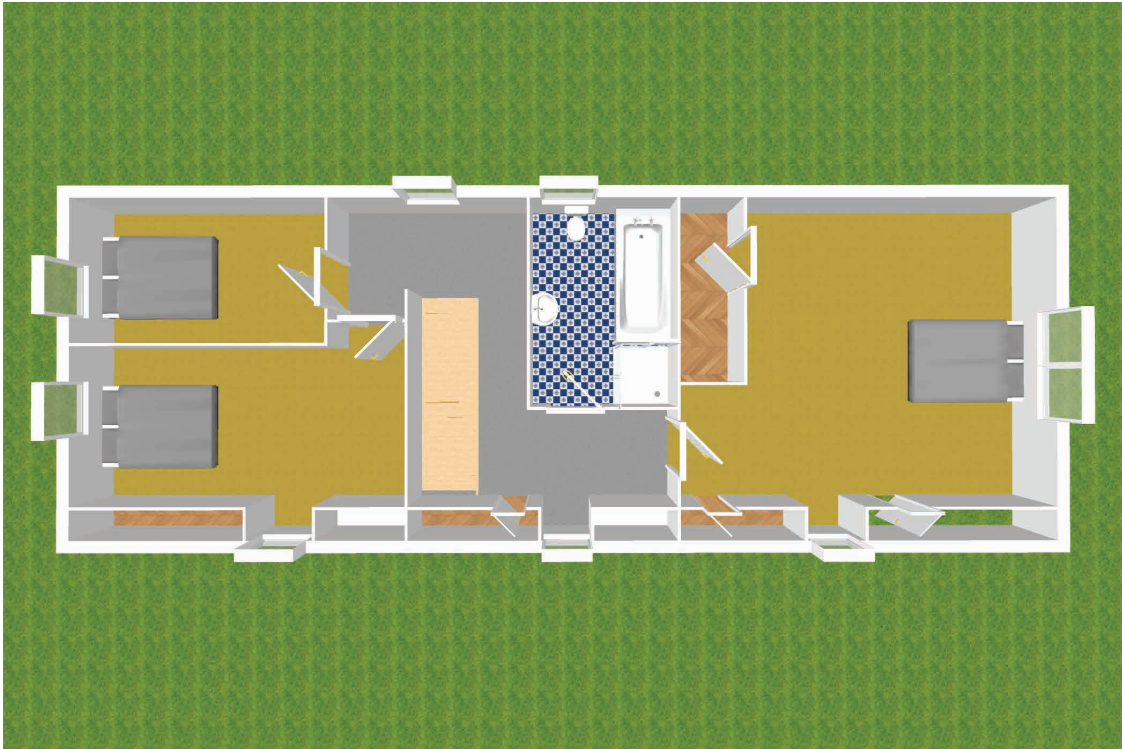
Ground Floor

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FLOOR PLAN

Detached residence

Gross internal floor area approx. 224 sq.m (2,411 sq.ft.)



First Floor

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Outside

Approx. 102 acres (42 ha)

2 bay hay barn

Collection of outbuildings with ESB connected

Garden

Mature garden surrounding the house

Additional Information

Gross internal floor area approx.

224 sq.m (2,411 sq.ft.)

Majority of land in tillage with remainder in grass

Separate bog parcel

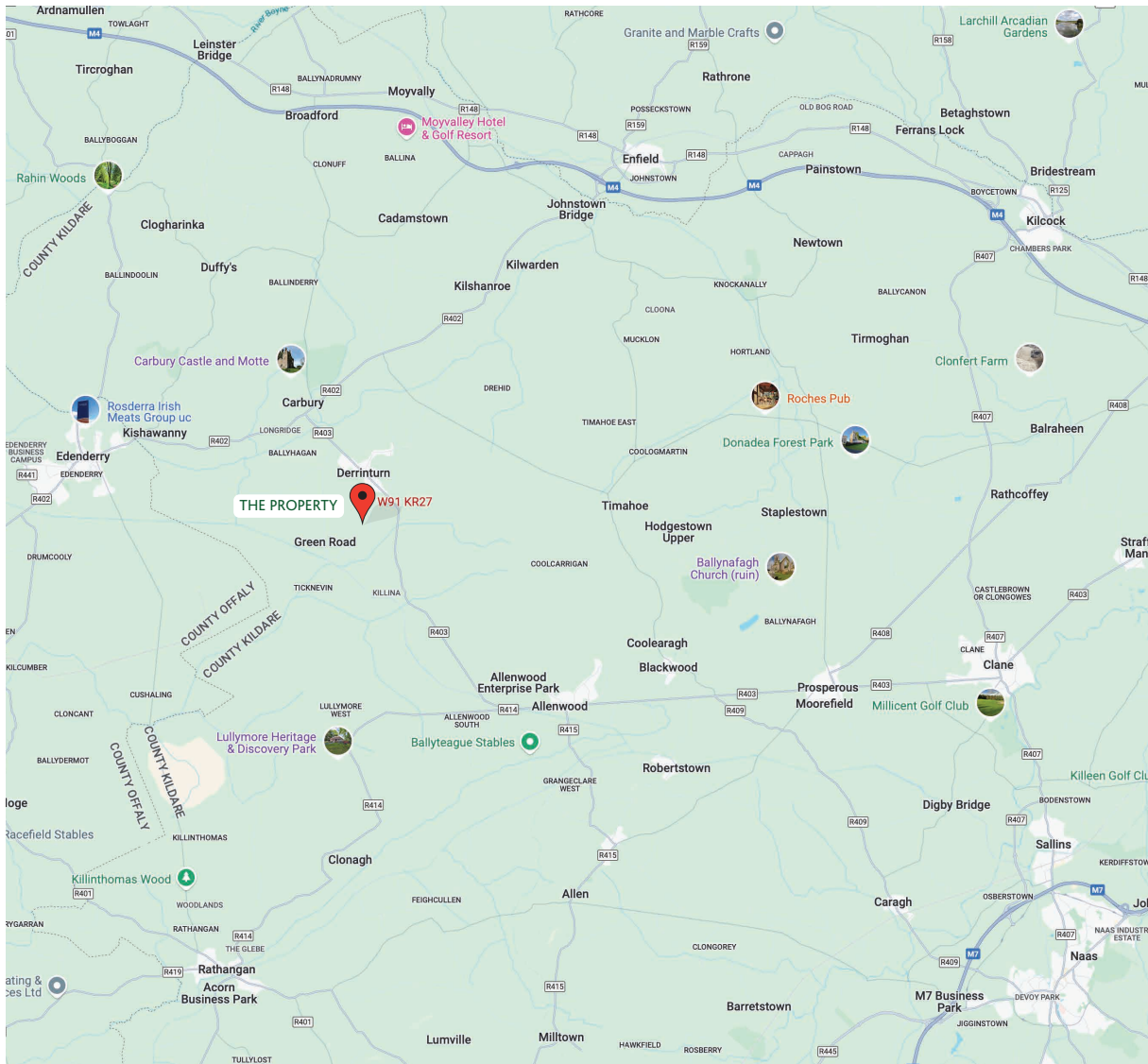
Compact farmyard with outbuildings

Services

Septic tank

Oil fired central heating





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PROPERTY

DIRECTIONS

Eiccode: W91 KR27

BER RATING

BER B3

VIEWING

By prior appointment only.

SOLICITOR

Anne-Marie Kelleher,
Byrne & O'Sullivan, Edenderry, Co. Offaly.
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CONTACT INFORMATION

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