

# Residential

**Coonan**  
PROPERTY



## Ballintogher Summerhill, Co. Meath

- Beautiful detached family home that extends to approx. 132 sq. m. (1420 sq. ft.)
- The house on approx. 0.304 Hectares (0.75 acres)
- This property contains 3 bedrooms with extensive living accommodation
- This attractive property is set on mature gardens would make an ideal family home
- The property is located within 10 minutes of Kilcock and close to the M4

**Detached family  
home**

Approx. area of  
132 sq. m.  
(1420 sq. ft.)

Guide Price:

**€375,000**

**Private Treaty**



# Accommodation

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Entrance Hall

**3.05m x 2.45m/  
1.26m x 6.81m**

Dado rail, alarm panel.

Guest Toilet

Tiled floor, W.C. & W.H.B.

Sitting Room

**4.17m x 5.43m**

Fireplace with timber surround & granite hearth, coving, centre piece, dado rail, TV point, solid timber floor, dual aspect windows.

Kitchen with  
integrated Sun Room

**3.3m x 9.46m**

Shaker style, cream, fitted wall & floor units. Tiled splashback, ceramic hob, oven, Stanley oil fired stove, door to rear garden, recessed lights, ceramic tiled floor, TV point. Integrated dining area.





# Accommodation

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Utility	1.70m x 3.32m	Floor units, wall shelving, plumbed for washing machine.
Master Bedroom	3.95m x 5.56m	Fitted wardrobe, TV point, laminate floor.
Ensuite		Fully tiled, W.C. & W.H.B. bath, extractor fan, shaving mirror, Triton pumped shower.
Bedroom 2	4.3m x 3.34m	Fitted wardrobes, TV point, laminate floor.
Bedroom 3	3.78m x 3.59m	Fitted wardrobes, TV point, laminate floor.
Bathroom	3.87m x 1.79m	Fully tiled, bath, shower, recessed light, mirror & light, attic access.





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## Items Included in sale

Carpets, curtains, blinds, light fittings, 2 sofas in sitting room, Stanley oil fired stove.

## Features

- South facing rear garden
- Smoke alarms
- Security alarm
- PVC soffit & fascia
- Outside tap
- Outside ESB
- Not overlooked rear garden
- Detached garage

## Additional Information

- Approx. area 132 sq. m
- Site c 0.75 acres
- 34 years old
- Oil fired central heating
- Well water
- Septic tank (located in rear garden – right side)

## Viewing

By prior appointment at any reasonable hour.

**BER**





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