

# 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.



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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

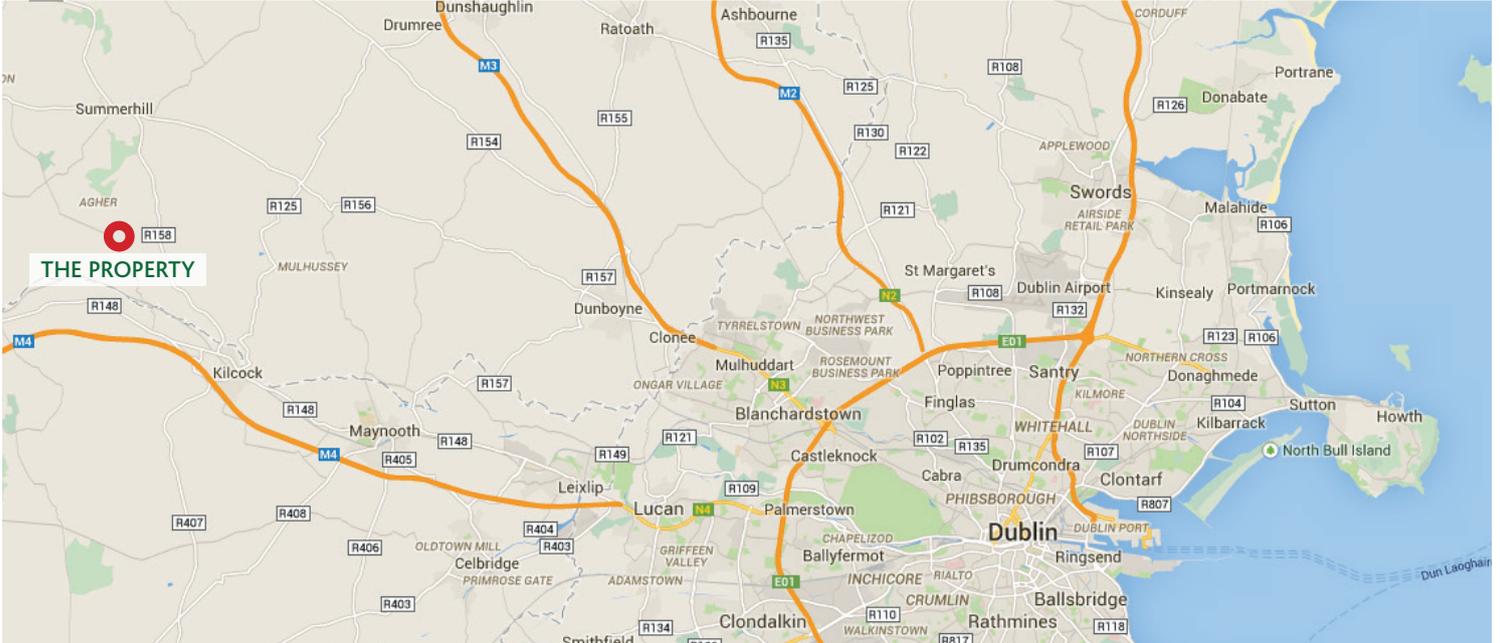
By prior appointment at any reasonable hour.

**BER**



# Directions

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## Directions

From Dublin take the M4, exit for Kilcock at junction 7. Exit the roundabout for the old Enfield road RK48 and proceed for approx. 2km, turn right onto L5027 for Summerhill. Proceed for approx. 2km and continue over the railway crossing and canal bridge. Continue for approx. 3km and the property will be located on the left, please see the sign.

A83 PR24

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### Contact Information

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