



Timahoe East, Donadea, Co. Kildare

- Spacious four-bedroom detached bungalow on 0.79 acres extending 162 sq.m/1743 sq.ft
- Accommodation comprises of hallway, kitchen/dining, utility, living room, four bedrooms, en-suite and family bathroom
- Approached by tarmac drive this property boasts a large south facing garden and outbuilding to the front
- Ideal setting in the peaceful countryside near the village of Timahoe and the Donadea area, this property offers the perfect balance of rural living and accessibility. Timahoe National School and local village amenities are within easy reach, while the renowned Donadea Forest Park is just a short drive away, providing excellent opportunities for walking, cycling and outdoor recreation
- The property enjoys convenient access to the nearby towns of Clane, Kilcock, Enfield, Prosperous and Maynooth, where a wide range of shops, schools, cafés, restaurants and transport links are available. Dublin is easily accessible via the M4 and M7 motorway networks, making this an ideal location for commuters seeking a tranquil setting without sacrificing connectivity

**4 bedroom detached
bungalow extending
to approx. 162 sq.m
(1,743 sq.ft)**

Guide Price:

€450,000

Private Treaty

Accommodation

Coonan
PROPERTY

Entrance
Hallway

9.55m x 1.35m

PVC front door, laminate floor, Hotpress.

Master
Bedroom

3.86m x 5.39m

Laminate floor, fitted wardrobes.

En-suite

0.97m x 3.00m

Shower enclosure with Triton shower, w.c., w.h.b.



Accommodation

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Bathroom **3.57m x 2.54m** Laminate flooring, bath, w.c., w.h.b. tongue and groove panelling.

Living Room **6.12m x 5.41m** Laminate floor, open fireplace with cast iron surround, wooden mantelpiece and granite hearth, Coving, downlights, blinds and curtains.

**Kitchen/
Dining** **4.89m x 6.34m** Flooded with natural light with triple aspect, fully fitted oak shaker kitchen, generous worktop with breakfast bar, electric oven, gas hob, extractor fan, generous dining area, sliding doors to rear patio area.



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Utility Room **3.00m x 1.95m**

Additional cabinets, plumbed for dishwasher & washing machine, door to rear garden.

Inner Hallway **8.30m x 7.75m**

Laminate floor.

Bedroom 2 **3.38m x 2.97m**

Laminate floor, additional sockets, blinds and curtains.



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Bedroom 3 **4.30m x 3.35m** Laminate floor, additional sockets, blinds and curtains.

Bedroom 4 **2.91m x 3.88m** Laminate floor, additional sockets, blinds and curtains.

Garden Large south facing lawned garden with well-defined mature hedging, attractive cobble lock patio area off dining room.



Accommodation

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Additional Information:

Gross internal floor area approx.
Built in 1940
Extended 2004
Alarm
Double glazed PVC windows
Ample Parking
Spacious site, potential to extend (spp)

Items Included in sale:

Fixtures, fittings, blinds and curtains.

Services:

Oil central heating
Mains water
Fibre Broadband

Entrance Driveway:

Approached by tarmacadam driveway, stud rail fencing, wooden entrance gates, hedging, lawn area with outbuilding.



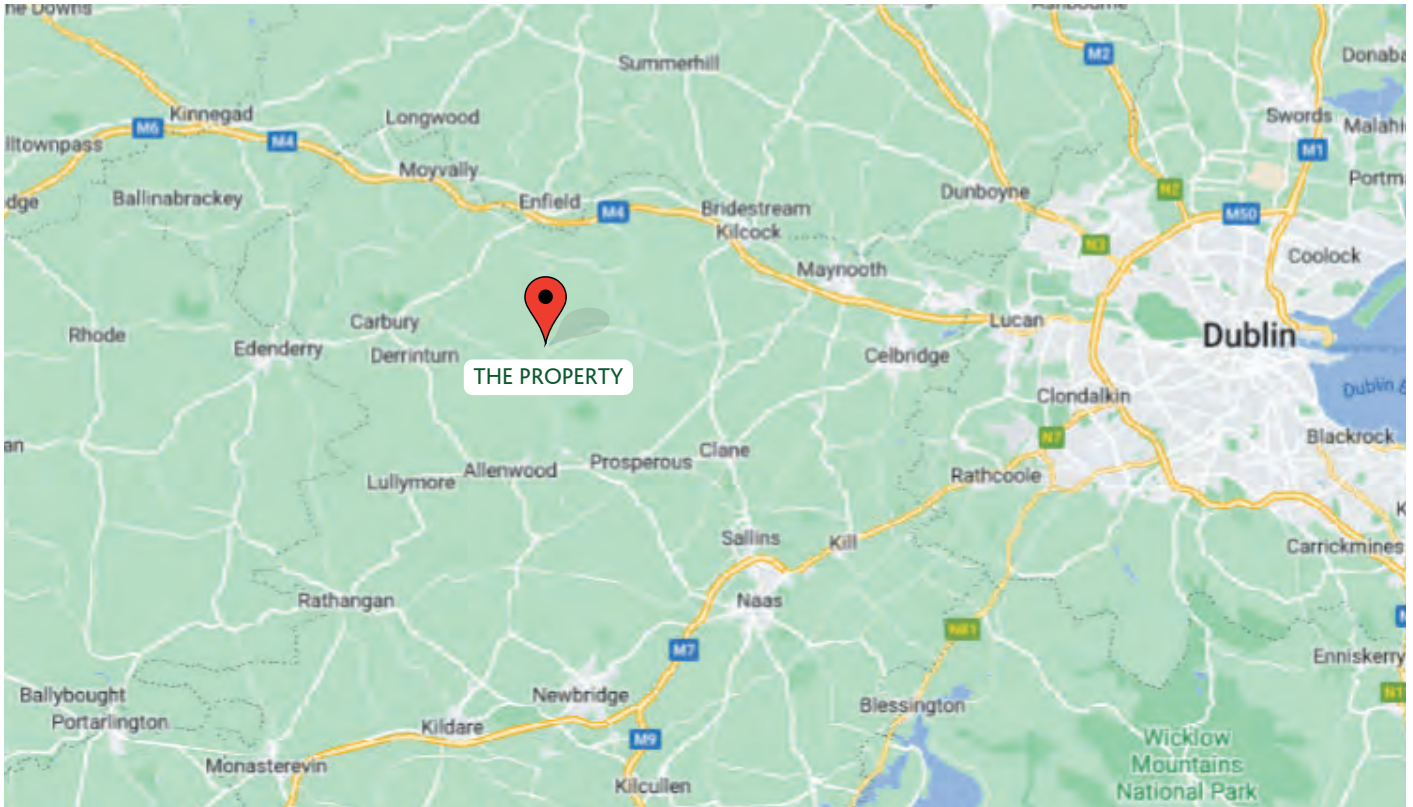
Floor Plans

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Directions

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Directions

W91 V67V

BER

BER D2

Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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