

Residential

Coonan
PROPERTY



Moods, Robertstown, Naas, Co Kildare

- Immaculate five bedroom dormer bungalow extending to approx. 2,185 sq.ft. (203 sq.m.) with garage sitting on approx. 0.75 acres (0.3 ha)
- Accommodation comprises entrance porch, hallway, kitchen/dining area, utility, living room, home office/study, five bedrooms, two ensuites and two family bathrooms
- Approached by cast iron gates, pillars, newly laid gravel drive with block built double garage extending to approx. 425 sq.ft. (42 sq.m.) plus loft area
- Mature grounds subdivided by stud rail fencing, pedestrian wooden gates and shrubs, excellent private and secure rear lawn suitable for any young family with front lawn and orchard to the front comprising of cherry trees, apple trees, pear trees, blackcurrant and blueberry trees
- Excellent location on public cul de sac (no right of way needed) only 3km to Prosperous, 8km to Clane, 13km to Naas, 20km to Maynooth and is well located for access to both the M4 and M7 motorways for commuters
- Beautiful scenic walks along the grand canal, local mature forests and breath-taking countryside

PSRA No. 003764 coonan.com

**5 bedroom
dormer bungalow
approx. 2,185 sq.ft.
(203 sq.m.)**

**Guide Price:
€535,000**

Private Treaty

Accommodation

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Entrance Porch **2.16m x 1.35m**

Hard wood flooring, PVC front door, light fitting and glass panelled door leading into hallway.

Entrance Hallway **4.1m x 3.22m**

Solid wood flooring, feature staircase with carpet, recessed lights and glass panelled door.

Living Room **5.28m x 5.11m**

Hard wood flooring, feature fireplace with wood surround and sild fuel stove, t.v. point, recessed lights, coving, curtains, blinds, bay window and double doors leading to dining room.



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Kitchen/Dining Room 4.57m x 6.72m

Tiled flooring, solid oak wall and floor units, tiled splashback, integrated double oven, integrated microwave, electric hob, extractor fan, integrated fridge, island with storage, recessed lights, fitted glass display unit, feature light fitting and double doors leading to rear garden.

Utility Room

1.65m x 2.56m

Tiled flooring, wall and floor units, plumbed for washing machine, light fitting and door leading to rear garden.



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Bathroom	1.77m x 3.18m	Fully tiled, bath with shower head, shower cubicle with electric shower, w.c., w.h.b., light fitting and window.
Bedroom 4	2.97m x 3.84m	Carpet, coving and light fitting.
Ensuite	2m x 1.41m	Fully tiled, shower cubicle with immersion hot water fed shower, w.c., w.h.b., mirror, light fitting and extractor fan.



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Bedroom 5	3.17m x 2.7m	Carpet, t.v. point, coving, glass panelled door and recessed light fitting.
Office/Bedroom 6	3.32m x 2.77m	Carpet, coving, light fitting and glass panelled door.
Landing	2.2m x 6.29m	Semi solid maple flooring, recessed lights, window with blind, attic access, eaves storage and recessed sitting area overlooking front garden.
Bathroom	2.96m x 2.26m	Fully tiled, jet corner bath, w.c., w.h.b., mirror, light fitting and velux window.



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Bedroom 1	3.6m x 3.95m	Semi solid maple flooring, integrated wardrobes, t.v. point, annex window, corner unit and light fitting.
Bedroom 2	3.5m x 4.59m	Carpet, free standing wardrobes, t.v. point and recessed lights.
Bedroom 3	4.11m x 3.88m	Carpet, integrated wardrobes and light fitting
Ensuite	1.57m x 3.2m	Fully tiled, shower cubicle with electric shower, w.c., w.h.b., light fitting, extractor fan, velux window, mirror and eaves storage.





Garden	Gravelled driveway, grass with edging and wood fencing divide, hedging, cherry trees, apple trees, pear trees, blackcurrant and blueberry trees.
Garage	Block built, roller shutter door, double glazed windows, shelving, two floor levels, partially floored, velux windows and power supply.

Services:

Bio cycle system
Oil fired central heating

Items Included in sale:

Integrated double oven, integrated microwave, electric hob, extractor fan, freezer, integrated fridge, blinds, curtains and light fittings.

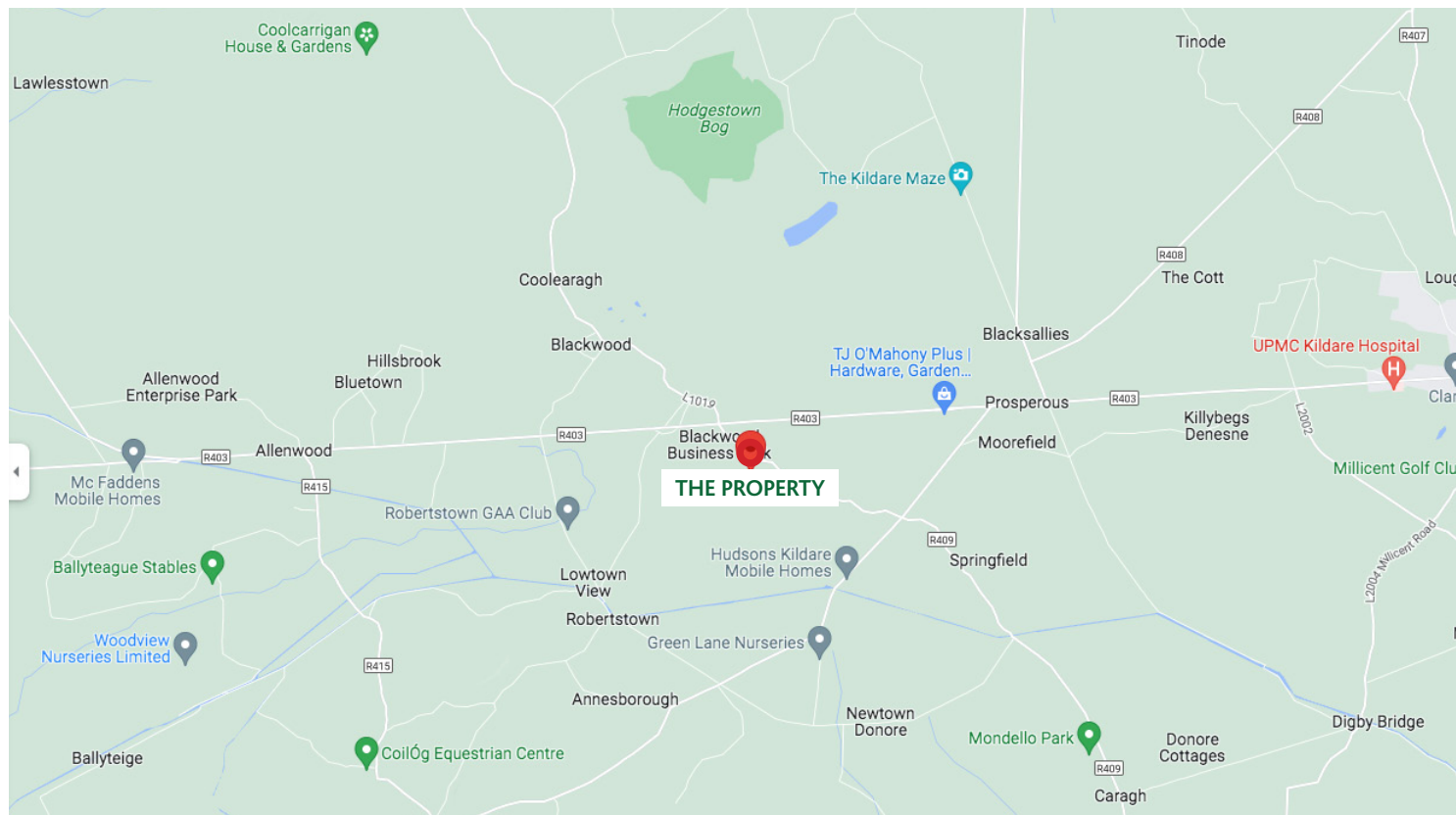
Additional Information:

Overall size approx. 2,185.07 sq.ft.
Alarmed
Smoke alarms
Sky broadband
PVC fascia and soffits
Double glazed windows
Outdoor tap
Sensor lights
Path surround
Cast iron front gates



Directions

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Directions:

Eircode
W91 H002

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Contact Information:

Sales Person
Jill Wright
045 832020

VIEWING

By prior appointment at any reasonable hour.

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