

# Residential

**Coonan**  
PROPERTY



## Tír Na Nóg, Mylerstown, Carbury, Co. Kildare - on approx. 7 acres

- Excellent 'B' rated six bedroom country residence extending to approx. 297 sq.m (3,200 sq.ft) on approx. 7 acres divided into two pastures
- Accommodation comprises of entrance hallway, kitchen/dining area, family room, living room, home office/study, shower room, utility room, six bedrooms (two ensuite) and family bathroom
- Approached by electric gates with a tree lined drive set on mature grounds with orchard and patio terrace with ample parking to front and rear
- Equestrian facilities constructed to residential standards with three stables, tack room and garage, suitable for conversion SPP
- Conveniently located, under a 10km drive to Enfield with excellent public transport via rail and bus links to Dublin and only a 10 minute drive to the M4 motorway (junction 9)
- Edenderry and Enfield offer excellent amenities such as shops, restaurants and sporting facilities with primary schools close by in the villages of Carbury and Killshanroe

PSRA No. 003764    coonan.com

6 bedroom country  
residence extending  
to approx. 297 sq.m  
(3,200 sq.ft)

Guide Price:  
**€825,000**

Private Treaty

# Accommodation

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<b>Entrance Hall</b>	<b>6.02m x 3.36m</b>	Bright welcoming hall with feature hand carved staircase and door leading to inner hallway.
<b>Living Room</b>	<b>4.54m x 4.98m</b>	Beautifully appointed dual aspect room with solid pitch pine flooring and elegant antique marble fireplace, dating back to 1850.
<b>Family Room</b>	<b>4.00m x 5.00m</b>	Cosy dual aspect room with oak flooring, stove and double doors to kitchen/dining room.
<b>Kitchen/Dining</b>	<b>4.72m x 6.14m</b>	Polished quarry tiled floor, large feature bay window, bespoke country style fitted kitchen, Stanley oil fired cooker, pine panelled ceiling.
<b>Utility Room</b>	<b>3.20m x 2.40m</b>	Fitted presses, sink and storage, plumbed for washing machine and dryer.
<b>Home Office/ Study</b>	<b>3.99m x 4.03m</b>	Access door to shower room.
<b>Shower Room</b>	<b>2.51m x 2.10m</b>	Shower enclosure with electric shower w.c., w.h.b.
<b>Bedroom 6</b>	<b>4.61m x 4.83m</b>	Timber floor and feature bay window



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Bedroom 1	4.00m x 5.25m	Lovely dual aspect room with views to castle, large walk-in wardrobe, pine flooring.
Ensuite		Shower enclosure, w.c., w.h.b.
Bedroom 2	4.54m x 4.98m	Pine flooring, fitted wardrobes
Bedroom 3	3.99m x 4.70m	Double room overlooking the stables.
Bedroom 4 (ensuite)	3.63m x 3.20m	Access to shared ensuite
Bedroom 5	4.98m x 3.19m	Access to shared ensuite.
Bathroom	2.57m x 3.48m	Floor & wall tiles, bath, w.c., w.h.b



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## Additional Information:

Gross internal floor area approx. 297 sq.m.  
(3,200 sq.ft)  
Built in 2001  
Outside tap  
Outdoor lighting  
Stable block incorporating 3 stables, garage  
and feed/tack room approx. 800 sq.ft)

## Entrance Driveway

Electric gates, tree line paved drive with  
hedge surround

## Services

Oil fired central heating  
Septic tank  
Private well

## Items Included in sale:

Carpets, curtains, blinds, light fittings, kitchen  
appliances.

## Grounds, Stables and Garage

Two fields with dual frontage, three stables  
with garage and tack room and mature grounds  
with orchard, mature shrubs, trees and terraced  
patio area



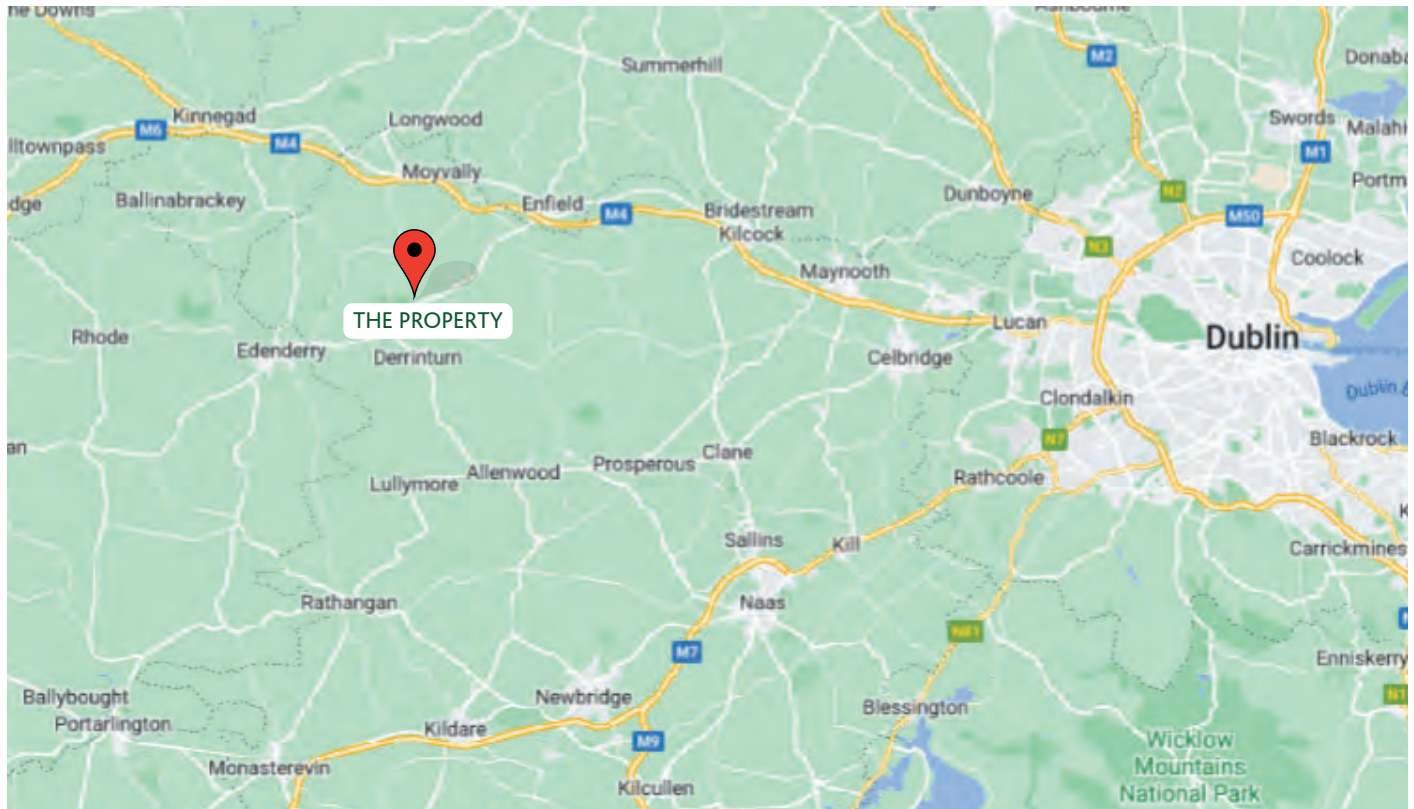
# Floor Plans

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# Directions

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## Directions

W91 HFX2

**BER**



## Viewing

By prior appointment at any reasonable hour.

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