

# Residential

# Coonan

PROPERTY



## Furryhill, Rathmore, Naas, Co. Kildare

- Immaculate country residence sitting on 0.54 acre extending to 115 sq.m (1238 sq.ft)
- Accommodation comprises of entrance hallway, kitchen, utility area, living room, three bedrooms and family bathroom
- Approached by electric gates the holding is sub divided into three sections, main entrance to house, garden and Shomera, separate entrance for a sand arena, stud railed fence/gate divides the yard comprising of sheds, stables and storage facilities.
- Exquisite interior compliments the traditional country residence with a modern twist
- This property is located between the picturesque villages of Killeel (1.2km) and Rathmore (2.3km), located on the Dublin/Kildare border, approximately 7 km from Rathcoole, 12km from Naas and 22km from Dublin city centre
- Local amenities include a pub, community hall and church, it's a short drive to local schools within Rathmore, Kill and Rathcoole. The area also offers an abundance of sporting facilities with GAA, rugby clubs, equestrian centres and golf clubs
- Excellent connectivity as the property is within 12km to nearest Luas stop (Citywest) and a short drive to access N7/N81

3 bedroom residence  
extending to approx.  
115 sq.m (1238 sq.ft)

Guide Price:

**€595,000**

Private Treaty

# Accommodation

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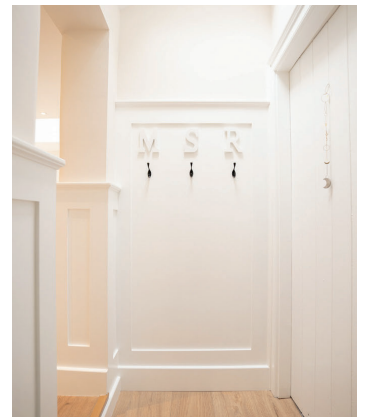
Entrance Hall	4.5m x 2m	Laminate floors, wood panelled walls, radiator cover, wall shelving units, recessed lights, double doors and Velux window.
Living Room	4.6m x 4.55m	Laminate flooring, feature fireplace with solid wood surround and stove, TV point, light fittings, wood panelled ceilings and solid wood door.
Kitchen	4.86m x 4.57m	Semi sold floors, wood panelled walls and floor units, integrated shelving, soft close drawers, dishwasher, oven, electric hob, feature cabinets, recessed lights, feature large stove with back boiler.
Utility	1.87m x 1.84m	Fully plumbed, alarm panel and tiled floor



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Master Bedroom	4.57 x 2.79m	Carpet, sockets and light fittings.
Bedroom 2	3.46m x 2.56m	Carpet, additional sockets and light fittings.
Bedroom 3	3m x 3.99m	Carpet, fitted wardrobes, wood panelled ceiling and integrated corner units.
Bathroom	2m x 2.47m	Marble tiled walls and floor, electric Triton shower, integrated shelves, double shower tray, w.c., w.h.b., heater, heated towel rail, mirror with shaving light and recessed lights.



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## Garden and Outdoor Surround:

The southeast facing garden acts as an extended living area with newly laid granite patio, tree house and play area along with a manicured lawn. Wall and Portugese laurel surround. Newly raised beds, natural cut stone features, Barna shed, loose stone chippings, cobble lock, Shomera. Sand arena, stud rail fencing, work shed, stables and storage container.

## Items Included in sale:

Dishwasher, oven, electric hob, light fittings.

## Services:

Private well  
Septic tank  
Gas  
Back Boiler

## Additional Information:

Gross internal floor area approx. 115 sq m  
Built in 1975 and extended in 1985  
Double glazed windows  
Natural Slate Roof  
Heat Genie system  
Exterior insulation wrap and cavity walls pumped  
New doubled glazed windows

## Work Shed 9.94m x 4.89m

Roller doors, shelving and wired for electricity.

## Storage Container 5.94m x 2.35m

## Shomera 5.72m x 3m

Laminate flooring and electricity.



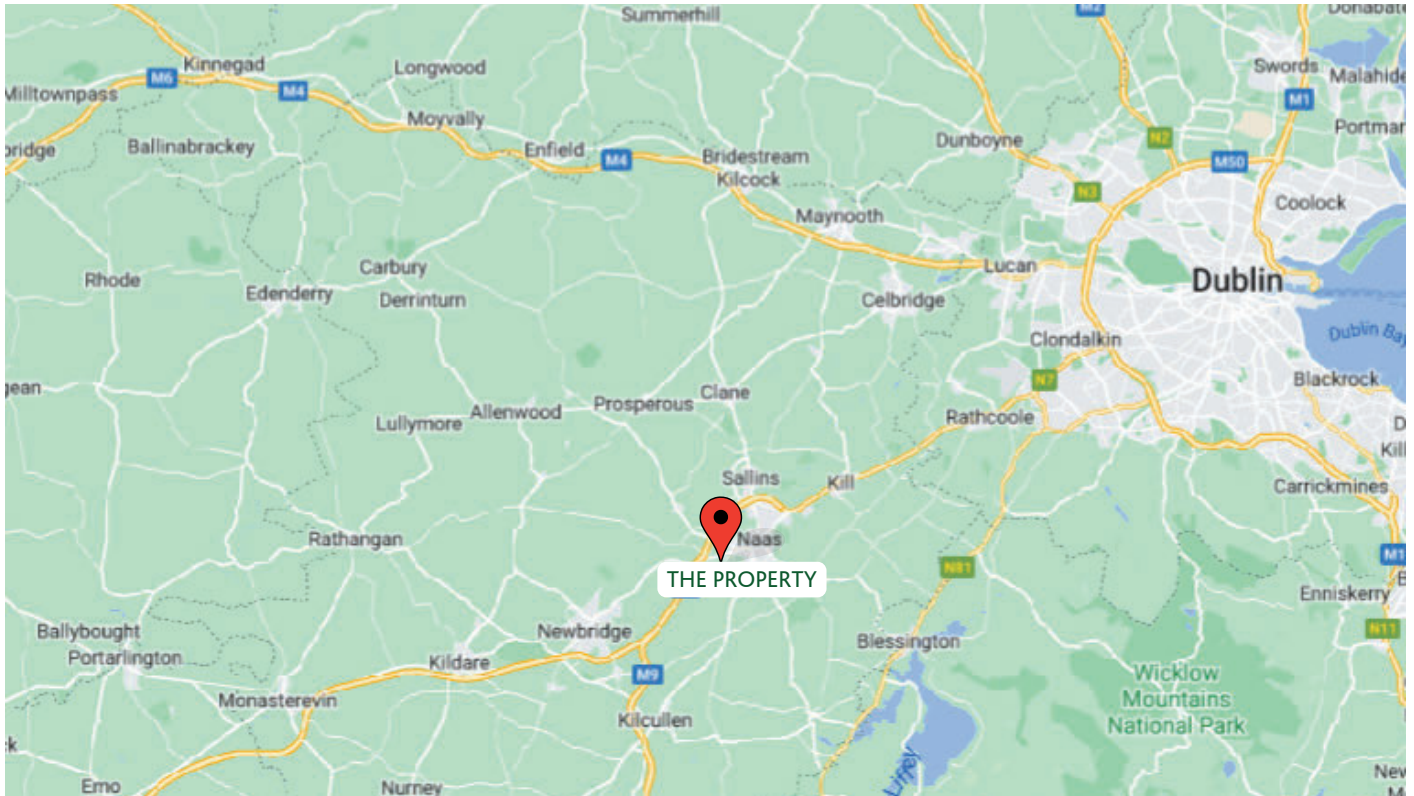
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# Directions

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## Directions

W91 DX77

**BER**  
**BER C1**

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### Contact Information:

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## Viewing

By prior appointment at any reasonable hour.

PSRA No.: 003764.

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