

# Residential

**Coonan**  
PROPERTY



## Ancalagon, Clonmahon, Summerhill, Co. Meath

- Superb B rated six bedroom detached dormer bungalow extending 220 sq. m /2368 sq. ft sitting on 0.64 acre site
- Accommodation comprises of entrance hallway, guest bathroom, living/dining room, kitchen, utility, six bedrooms, three en-suite, walk in wardrobe, family bathroom and detached garage
- Large South west facing garden acts as an extended living area during the course of the summer months, equipped for the enthusiastic gardener with polytunnel, established vegetable and fruit patch, mature fruit trees, water feature, raised beds, patio area, flowers and a variety of shrubs
- This family home offers generous living area and high quality fittings, including granite countertops, Stanley oven, hardwood pine flooring are among the many attributes that make this an exceptional home
- Ideally located only a short walk to Summerhill village with a host of local amenities such as shops, cafes, restaurants, schools, sporting facilities and public transport
- Dublin airport and city is easily accessed via the M4 and M3 motorway which are both circa 10 minutes drive away, only 45 minute drive from Dublin City Centre and 20 minute drive from The National University of Maynooth

6 bedroom detached  
dormer bungalow  
extending to approx.  
220 sq.m (2,368 sq.ft)

Guide Price:

**€695,000**

Private Treaty

# Accommodation

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Entrance Hallway	6.36m x 2.35m	Tiled flooring, recessed lights, radiator cover, hotpress, hardwood stair case and recessed space under stair.
Guest W.C.	1m x 2.12m	Fully tiled, w.c., w.h.b. and light fitting.
Living/Dining Room	7m x 4.2m	Semi solid flooring, feature gas fire with hardwood mantel piece, coving, TV point, light fitting, feature windows looking onto front garden, ample dining area with door leading into kitchen area.
Kitchen	4.6m x 6.13m	Tiled floor, fitted wall and floor units, tiled splashback, granite worktop, stainless sink with Franke food waste disposer, Neff oven, Neff hob, Neff extractor fan, island with integrated units and wine rack, Stanley Range cooker, integrated dishwasher, recessed lights and coving.
Utility Room	1.81m x 2.69m	Tiled flooring, additional wall and floor storage units, worktop, fully plumbed, integrated shelving and cloak area.





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Inner Hallway	9.99m x 4.41m	Semi solid flooring and recessed lights.
Bedroom 1	3.98m x 2.9m	Semi solid flooring, fitted wardrobes and light fitting.
En-suite	1.7m x 2.62m	Fully tiled, shower cubicle, w.c., w.h.b., heated towel rail and recessed lights.
Bedroom 2	3.77m x 2.62m	Semi solid flooring, fitted wardrobes and light fitting.
Bedroom 3	4m x 2.72m	Semi solid flooring, fitted wardrobes and light fitting.



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Bedroom 4	2.7m x 3.34m	Semi solid flooring, fitted wardrobes and light fitting.
Bathroom	1.67m x 2.32m	Fully tiled wetroom with power shower, w.c., w.h.b., heated towel rail and recessed lights.
Landing	3m x 3.77m	Hardwood pine staircase, hardwood pine flooring, recessed space, attic access and recessed lights.
Master Bedroom	6.85m x 5.57m	Hardwood pine flooring, recessed lights, feature windows overlooking southwest facing rear garden.
Walk In Wardrobe	3.88m x 1.7m	Integrated shelving units and recessed lights.



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En-suite	4.1m x 2.75m	Pine hardwood flooring, Jacuzzi bath, shower cubicle with electric shower, w.c., w.h.b., shaving light and mirror and recessed lights.
Bedroom 6	5m x 6m	Hardwood pine flooring, recessed lights, integrated shelving and Velux window.
En-suite	2m x 1.17m	Pine hardwood flooring, shower cubicle with electric shower, w.c., w.h.b., shaving light and mirror, recessed lights and Velux window.
Garden and Garage		South west facing garden with patio area, large lawn space, water feature, patio area, mature trees including apple, fruit & Veg patch, fruit trees, 4 raised beds and polytunnel for potting & propagating.
Block Built & Rendered Garage	(9m x 4.5m) (2.45m x 4.27m)	Sub divided garage with garage and storage area and second section laidout as a home gym. Alarmed, wired and concrete floor.





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## Additional Information:

Gross internal floor area approx. 221sq.m  
(2,389 sq. ft)  
Built in 1985  
Property sits on 0.64 acre site  
House and garage are fully alarmed and all  
sensors upgraded/ replaced recently  
Smoke alarms upstairs and downstairs  
Carbon monoxide alarm downstairs  
Two side entrances gated  
Outside lights  
Outside tap

## Entrance Driveway:

Tarmacadam driveway, wood fence, lawn, mature trees and planting.

## Items Included in sale:

Fixtures, fittings and window  
dressings, Neff oven, induction hob,  
extractor fan, Stanley Range  
cooker, integrated dishwasher and  
light fittings.

## Services:

Mains water  
Mains sewerage  
Oil fire central heating  
Two zoned heating system





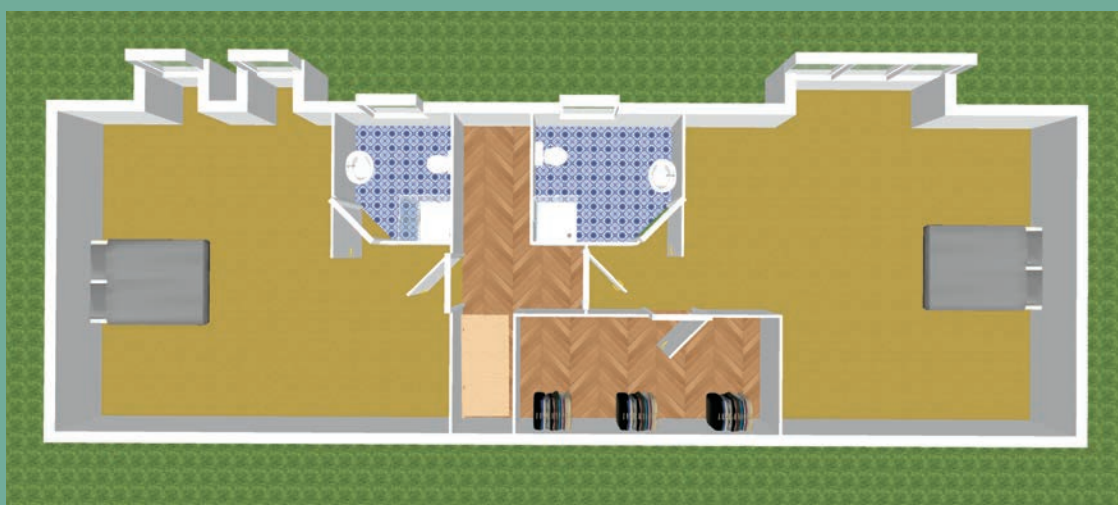
# Accommodation

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# Floor Plans

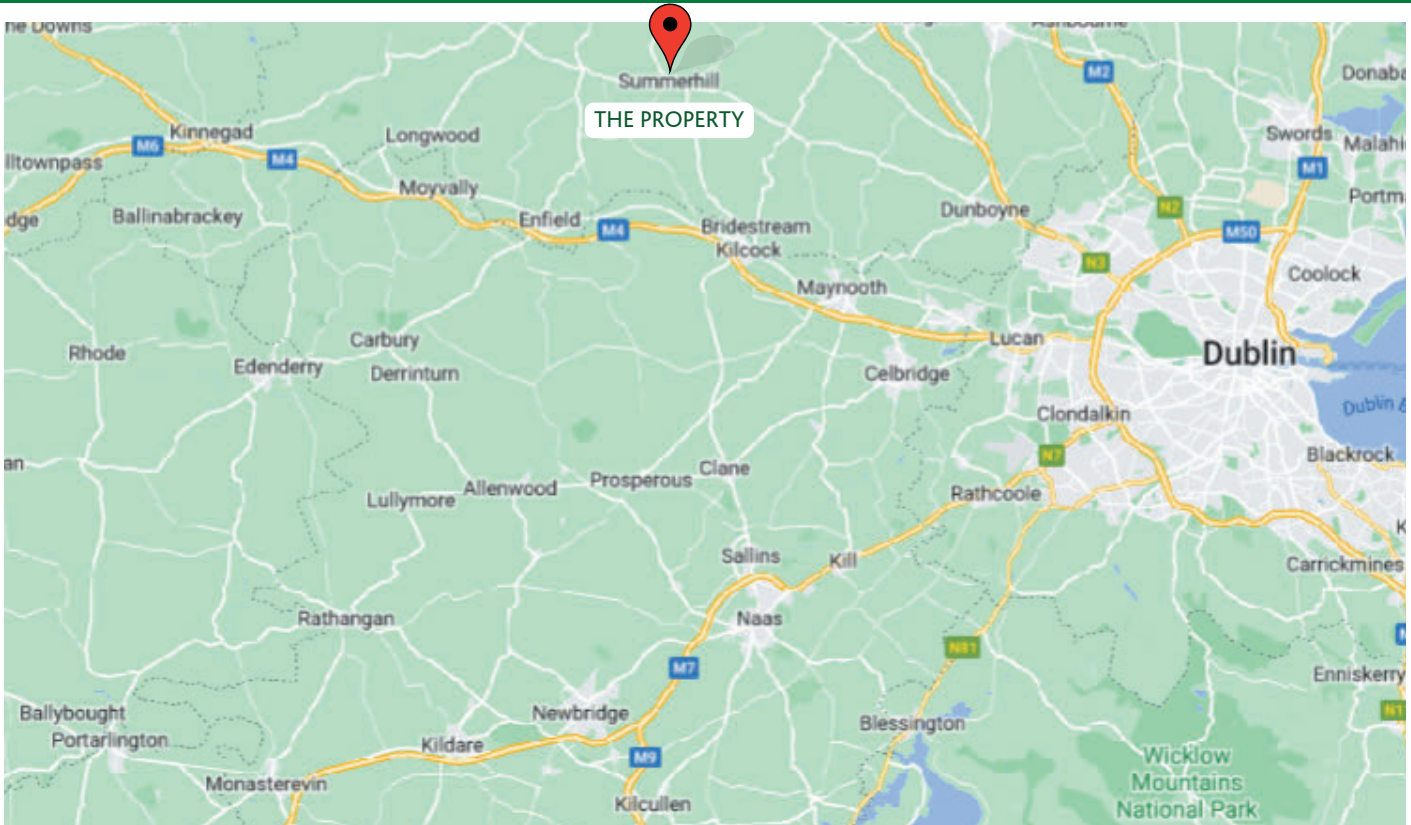
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# Directions

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## Directions

A83 NA09

**BER**

**BER B3**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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