

Residential

Coonan

PROPERTY



Tuckmilltown, Straffan, Co. Kildare

- Immaculate "B" rated six bedroom detached residence sitting on 0.49 acres extending 251 sqm (2,701 sq ft)
- Accommodation comprises of entrance hallway, tv room/study, kitchen/dining area, utility, dining room, living room, six bedrooms, (two en-suite), walk in wardrobe, two family bathrooms and a wooden chalet suitable for home office
- Beautifully maintained grounds and garden integrated into the surrounds of the woodland habitats, a haven for wildlife
- This home has been maintained to an exceptional standard with interior décor, recently renovated bathrooms, solid wood internal doors, composite external doors, recently installed solar panels and bio cycle
- Ideally located adjacent to the M7 and close to Dublin and well connected for transport links to the rest of the country, this property provides the ideal work/life balance for the modern lifestyle, with an excellent option of fibre broadband connection (with speeds of up to 5GB) and a chalet suitable for home office space for remote working.

6 bedroom detached
extending to approx.
251 sqm (2,701 sq ft)

Guide Price:

€775,000

Private Treaty

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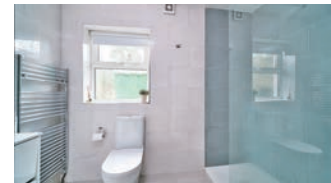
Entrance Hall	2.64m x 5.00m	Tiled floor, composite front door with frosted glass panelling, radiator cover, under stairs storage, utility press with cloakroom area and feature glass panel divide to living room.
TV Room/Study area	2.33m x 3.46m	Laminate floor. Suitable as TV Room, Study or playroom.
Falimy Bathroom	1.91m x 2.58m	Fully tiled, bath, w.c., w.h.b., built-in shelving, cabinet with demist mirror & lights.
Dining/ Sunroom	4.29m x 6.65m	Tiled flooring, feature brick walls, pine panelled ceilings and double French doors leading onto decking area.
Bedroom 1	2.94m x 3.12m	Semi solid flooring and fitted wardrobes.
Bedroom 2	2.73m x 2.90m	Solid wood flooring. fitted wardrobes with soft close roller drawers.



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Master Bedroom	3.97 x 3.37m with walk in wardrobe (2.77m x 2.86)	Semi solid flooring, walk-in wardrobe with built-in shelving & clothes rails and soft close drawers.
Ensuite	2.67m x 1.74m	w.c., w.h.b., with vanity unit, demist mirror & lights, heated towel rail and large double slate tray shower.
Dining Room	4.7m x 4.5m	Solid wood floor, Solid wood internal doors with glass panels, radiator cover, Wi-Fi & phone connection.
Kitchen/Dining	10.0m x 3.53m	Karndean floor, high ceiling, fully fitted kitchen with integrated double oven & microwave, whirlpool electric hob, glass splashback, extractor fan, wine rack, integrated light fittings. Ample dining space with a pine clad ceiling & built in cabinet unit.
Utility Room	2.67m x 1.74m	Stainless steel sink, plumbed for washing machine and door to rear garden.
Living Room	6.64m x 5.58m	Awash with natural light with feature windows and glass panels overlooking the garden & patio and hallway, down lights, gas fire with granite surround and Amtico flooring.



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Landing	1.52m x 9.52m	Semi solid flooring, Velux window, recessed space to attic storage, carpeted staircase leading to the downstairs area.
Bedroom 4	2.89m x 5.62m	Semi solid flooring fitted wardrobes and easy access to additional attic storage.
Bedroom 5	6.10m x 3.20m	Semi solid flooring, fitted wardrobes with soft close drawers, recessed space for additional
Bathroom 6	3.60m x 3.50m	Semi solid flooring fitted wardrobes with soft close drawers and easy access to additional storage.
Ensuite		Fully tiled, large double-tray shower, power shower, w.c., w.h.b. and heated towel rail.
Bathroom 6	1.19m x 3.80m	Decorative floor tiles, wall tiles, shower cubicle with electric shower, w.c., wash hand basin with integrated vanity unit, mirror and heated towel rail.



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Location:

- The M50 is less than fifteen minutes away by road, Luas red line only 15 minutes' drive, Dublin Airport can be reached within twenty-five minutes, Hazelhatch Railway Station is also close by (10 minutes) and provides a superb rail service to Dublin's Heuston Station and countrywide.
- Convenient location to Kill, Naas, Straffan, Newcastle, Maynooth and Celbridge offering schools, universities, shops, pubs and restaurants, medical facilities, sport and leisure facilities, hair and beauty services, and many more amenities. Adjacent to Castlewarden, K Club, Palmerstown, Naas, and Kileen Golf Clubs for the golfing enthusiast.



South Facing Garden:

Beautifully maintained garden set in a natural woodland habitat with integrated cobble lock paths, paving stone, edging and decorative stone chippings, wildlife pond surrounded by safety railing and gate, waterfall, native hedging, mature shrubs and trees. Raised beds for vegetables. Feature raised heather bed in lawn area. Liscannor stone patio area adjacent to herbaceous bed and rose garden. Hedge and fenced boundary with double gated side entrance.

Block Built Shed 3.45m x 5.40m

Storage for garden tools and lawn mower.

Greenhouse: 2.50m x 1.90m.

Polytunnel: 2.50m x 7.00m.

Steel storage shed with electricity: 2.49m x 3.09m.

Wooden storage shed: 1.84m x 2.44m.



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Additional Information:

Gross internal floor area approx. 251sq.m (2,701sq.ft).
Oil central heating.
Gas cylinders for fireplace.
Block built shed 3.45m x 5.40m.
Steel shed 2.49 x 3.09m
Wooden shed 1.84m x 2.44m
Wooden Chalet/Home Office 4.65m x 4.64m.
Ten solar panels feeding national grid (installed March 2023).
Double wooden front gates (predesigned for electric gates).
Outdoor tap.

Entrance Driveway

Approached by double wooden gates, woodland habitat with box hedge surround, drive with ample parking, decorative stone chipping and tarmac.

Items Included in Sale:

Integrated double oven & microwave, whirlpool electric hob, extractor fan, wine rack, integrated light fittings.

Services:

Mains water
Bio Cycle septic tank system
Oil heating
Fibre Broadband (Vodafone)

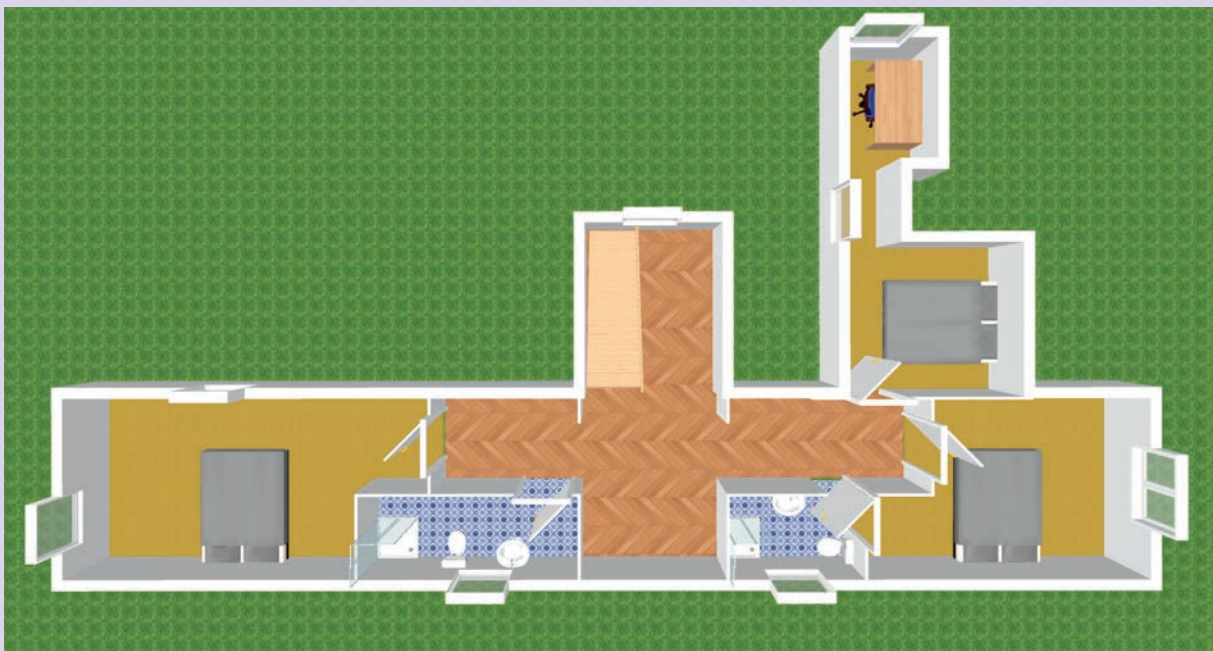
Chalet 4.65m x 4.64m

Suitable for home office, wired and electric heating, integrated shelving units and decking area.



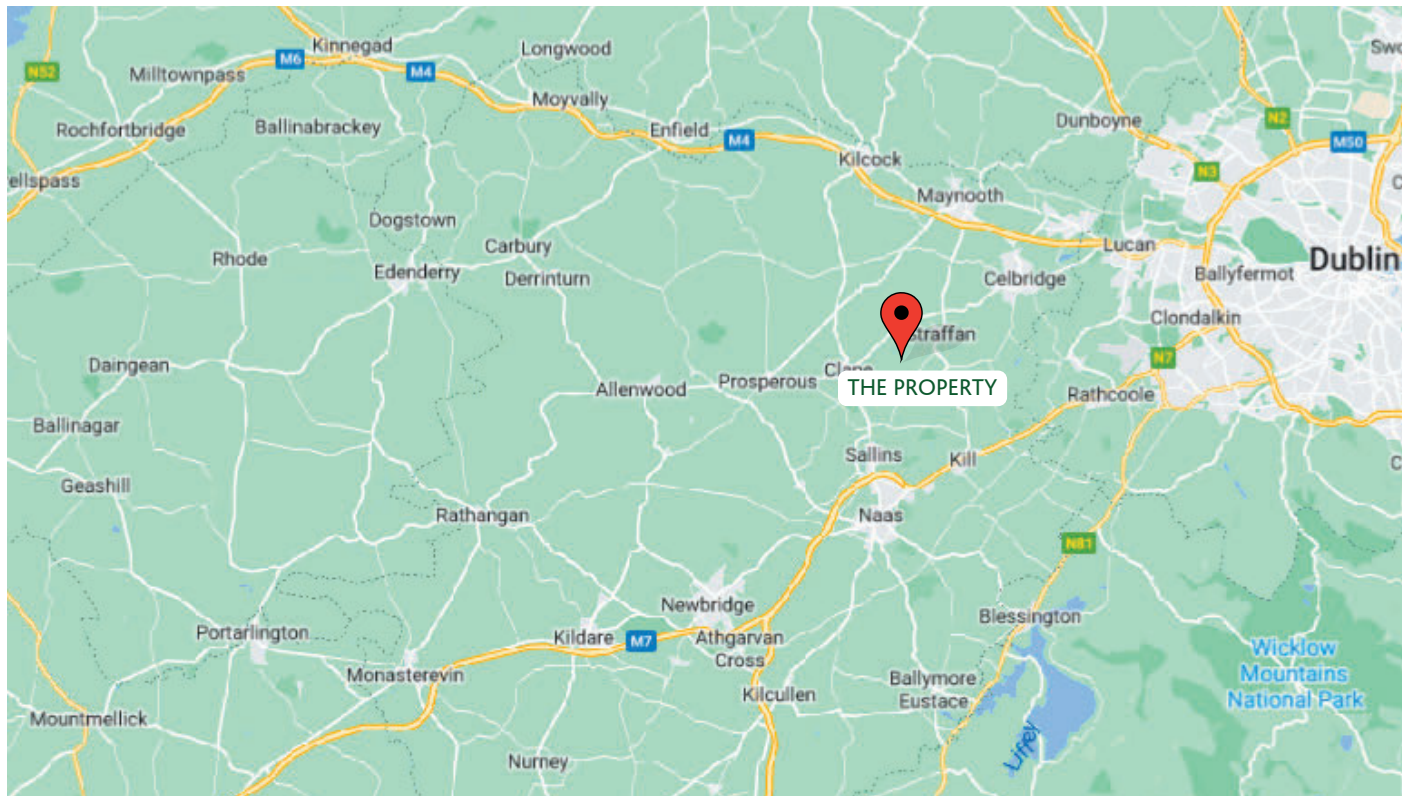
Floor Plans

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Directions

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Directions:

W23 PF34

BER

BER B3

VIEWING

By prior appointment at any reasonable hour.

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Contact Information:

Jill Wright

045832020

jillw@coonan.com

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