

# Residential

**Coonan**  
PROPERTY



## Kilmeague, Naas, Co. Kildare

To register a bid on this property, please visit [coonanlive.com](https://coonanlive.com)

This property sits on 3.26 acres in the quaint village of Kilmeague. Contains 3 bedrooms with extensive living accommodation and is surrounded with mature gardens.

- Country cottage with attractive field that extends to approx. 3.26 acres
- The property extends to approx. 1345 sq.ft (125 sq.mtrs)
- This property contains 3 bedrooms with extensive living accommodation
- This attractive property is set on mature gardens and has a stunning paddock with road frontage.
- This will make an ideal family home
- Located on the outskirts of Kimeague Village, this property is located within 10 minutes of both Naas and Newbridge.
- Viewings are a must.

[coonan.com](https://coonan.com)

**3 Bed Detached  
bungalow  
approx. 1345 sq.ft  
(125 sq.mtrs)**

**Guide Price:**

**€349,000**

**Private Treaty**

# Accommodation

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Entrance Porch	0.85m x 1.69m	Sliding door, carpet.
Entrance Hallway	5.12m x 1.68m/ 4.16m x 1.48m	Carpet
Sitting Room	3.78m x 3.76m	Open fire-fireplace, carpet.





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## Living Room

**4.55m x 3.79m**

Fireplace with built in Blacksmith stove, built in presses x 2, carpet. Internal window connecting with kitchen.

## Kitchen

**3.88m x 5.07m**

Floor units, Stanley oil fired cooker, integrated dining area.

## Utility

**2.78m x 2.26m**

Fitted wall and floor units, sink, free standing cooker, lino floor.





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Bedroom 1	3.59m x 2.84m	Fitted wardrobe, traditional fireplace, carpet.
Bedroom 2	3.37m x 4.25m	Fitted wardrobe, vanity unit, traditional fireplace, carpet.
Bedroom 3	3.23m x 2.8m	Fitted wardrobe, carpet.
Bathroom	2.29m x 1.8m	Tiled floor, w.c. & w.h.b, shower, wall mirror.
Toilet	2.42m x 0.99m	Tiled floor, attic access.



# Floor Plans

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### Services:

Oil fired central heating  
Solid fuel heating  
Mains water  
Septic tank  
Outside tap

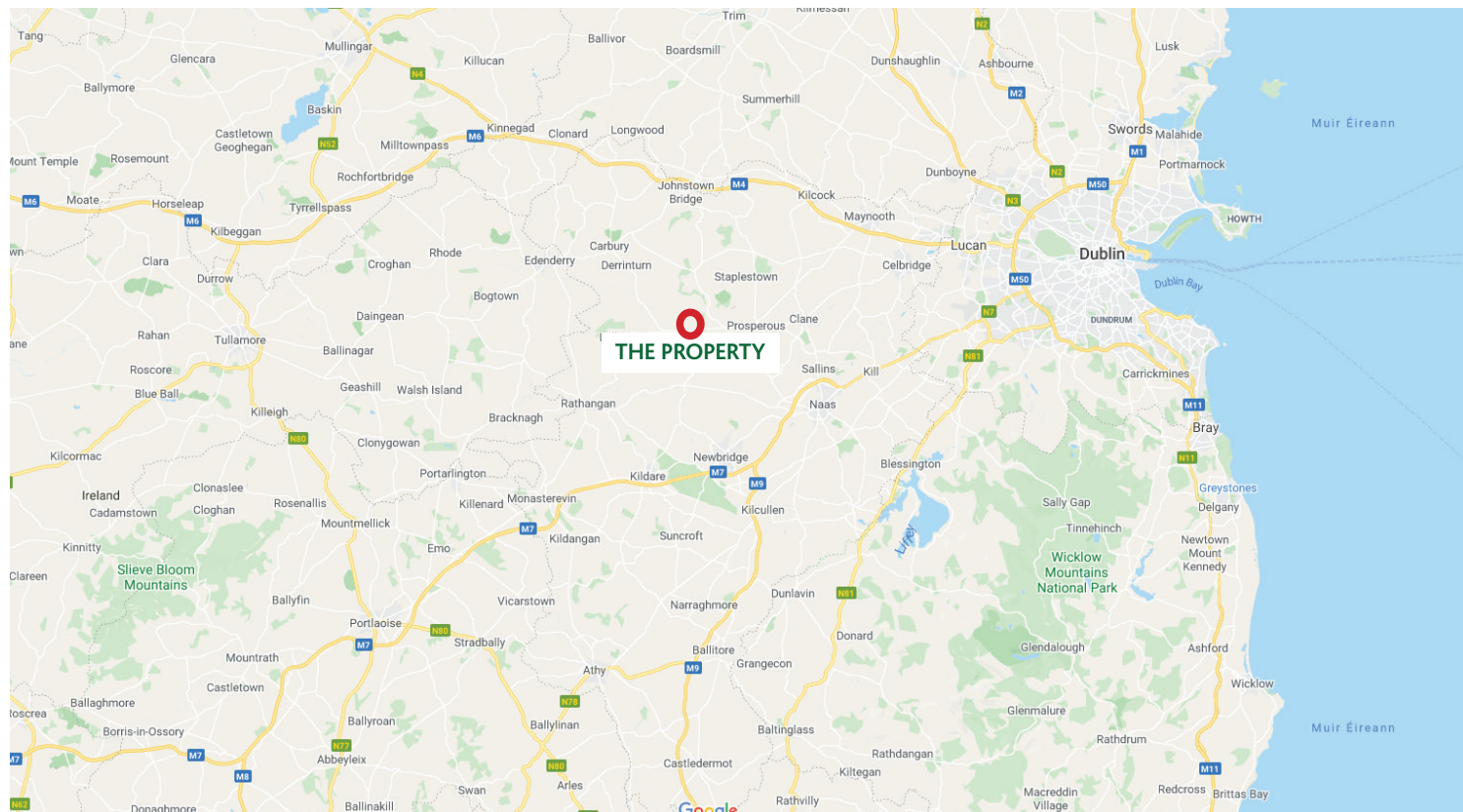
### Items Included in sale:

### Additional Information:

Field with front frontage approx. 3.26 acres (grass), road entrance.  
Approx. 125 sq.m  
Aluminium double-glazed windows  
High ceilings internally  
Mature garden to front  
Large tarmac area to the front  
Gravel yard to the rear  
Private side garden/paddock  
Garage - 9.0m x 4.0m plumbed for washing machine  
Fuel Shed  
Glass house  
Block shed approx. 22sq.mtrs

# Directions

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## Directions:

Eircode  
W91 T1DH

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Contact Information:  
Edward Cummins  
Edwardc@coonan.com  
01 6286128

## VIEWING

By prior appointment at any reasonable hour.

**BER TBC**

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