



## Suimhneas, Baltracey Lane, Donadea, Co. Kildare

- Attractive four bedroom detached bungalow extending 181 sq. m/1948 sq. ft set on stunning grounds of 0.46 acres
- Accommodation comprises of hallway, kitchen/dining, utility, guest w.c., living room, four bedrooms, 2 en-suites, study/home office, sunroom and family bathroom
- Beautifully maintained grounds with south facing garden & Shomera, immense diversity of flowers, fruit trees, mature planting, Japanese style garden, water feature and patio area
- Finish to an excellent standard with bespoke hand-crafted native beech kitchen, granite worktops, solar panels and electric car charger are a few of the many attributes that make this an exceptional home
- Idyllically situated located only 9km from Maynooth, 7.5km from Kilcock and 7.3km to Clane, 10 mins to Maynooth/ University, 35 minutes from Dublin airport and less than 30 minutes from Dublin city centre

Attractive four  
bedroom detached  
bungalow extending  
181 sq. m/1948 sq. ft

Guide Price:  
**€675,000**

**Private Treaty**



# Accommodation

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## Entrance Driveway:

Tarmacadam driveway, mature trees, shrubs, rockery flower beds and stud rail fencing.

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Entrance Hallway	<b>1.96m x 6.39m</b>	Tiled floor, radiator cover, coving and PVC front door.
Guest W.C.	<b>1.82m x 1.8m</b>	Tiled flooring, w.c, w.h.b., vanity unit with mirror.
Living Room	<b>6m x 4.7m</b>	French doors leading onto front garden, semi solid flooring, cast iron fireplace with wood surround & coving.
Kitchen/Dining	<b>4m x 7.44m</b>	Hard wood hand crafted native beech kitchen & Island with granite worktop, tiled flooring, Rangemaster oven, extractor fan, integrated fridge, integrated dishwasher, hardwood floor in dining area, coving, French doors leading to rear garden.

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Sunroom	<b>6.39m x 6.3m</b>	Hardwood floor, feature solid fuel stove with brick surround & granite hearth, pine ceiling with down lights, doors leading to south facing patio area.
Utility Room	<b>2.48m x 2m</b>	Storage units, shelving, lino flooring and door leading onto side of garden.
Study	<b>2.3m x 3.8m</b>	Hardwood oak flooring, fitted wardrobes, shelving.
Inner Hallway	<b>6.68m x 1.14m</b>	Tiled flooring, hot-press (1.7m x 1.29m) shelving.
Bedroom 1	<b>2.59m x 3.22m</b>	Semi solid flooring.
Bedroom 2	<b>4.19m x 3.62m (including en-suite)</b>	Fitted closet fully shelved and railed.
En-suite	<b>2m x 3.14m</b>	Power shower, w.h.b., w.c., with vanity unit, fitted vanity mirror and radiator cover.
Master Bedroom	<b>4.75m x 4m</b>	Semi solid flooring, radiator cover.
En-suite	<b>3.19m x 1.23m</b>	Tiled flooring, shower tray, power shower, w.c., w.h.b., mirror unit, Velux window.
Bedroom 3	<b>3.33m x 3.44m</b>	Semi solid flooring, integrated sliding wardrobe, shelving units.
Bathroom	<b>2.43m x 1.99m</b>	Tiled flooring, semi tiled walls, w.c., w.h.b. with vanity unit, electric shower, bath, integrated shelving.



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## Garden:

South facing rear garden with patio acting as an extended living area during summer, mature trees, shrubs, crab apple trees, plum trees, vegetables patch and an array of flowers, water features and feature Japanese style ornamental garden. Steel shed and green house.

## Shomera 2.73m x 3.74m :

Suitable for home office with electricity.

## Additional Information:

- Steel shed
- Green house
- Wired fencing boundary
- Cobble locked patio area
- South facing garden
- Composite container
- Electric car charger

## Items Included in sale:

Rangemaster oven, extractor fan, integrated fridge, integrated dishwasher

## Services:

- Broadband
- Oil central heating
- Bio cycle
- Solar panel heats the water and generates electricity back to the grid





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# Floor Plans



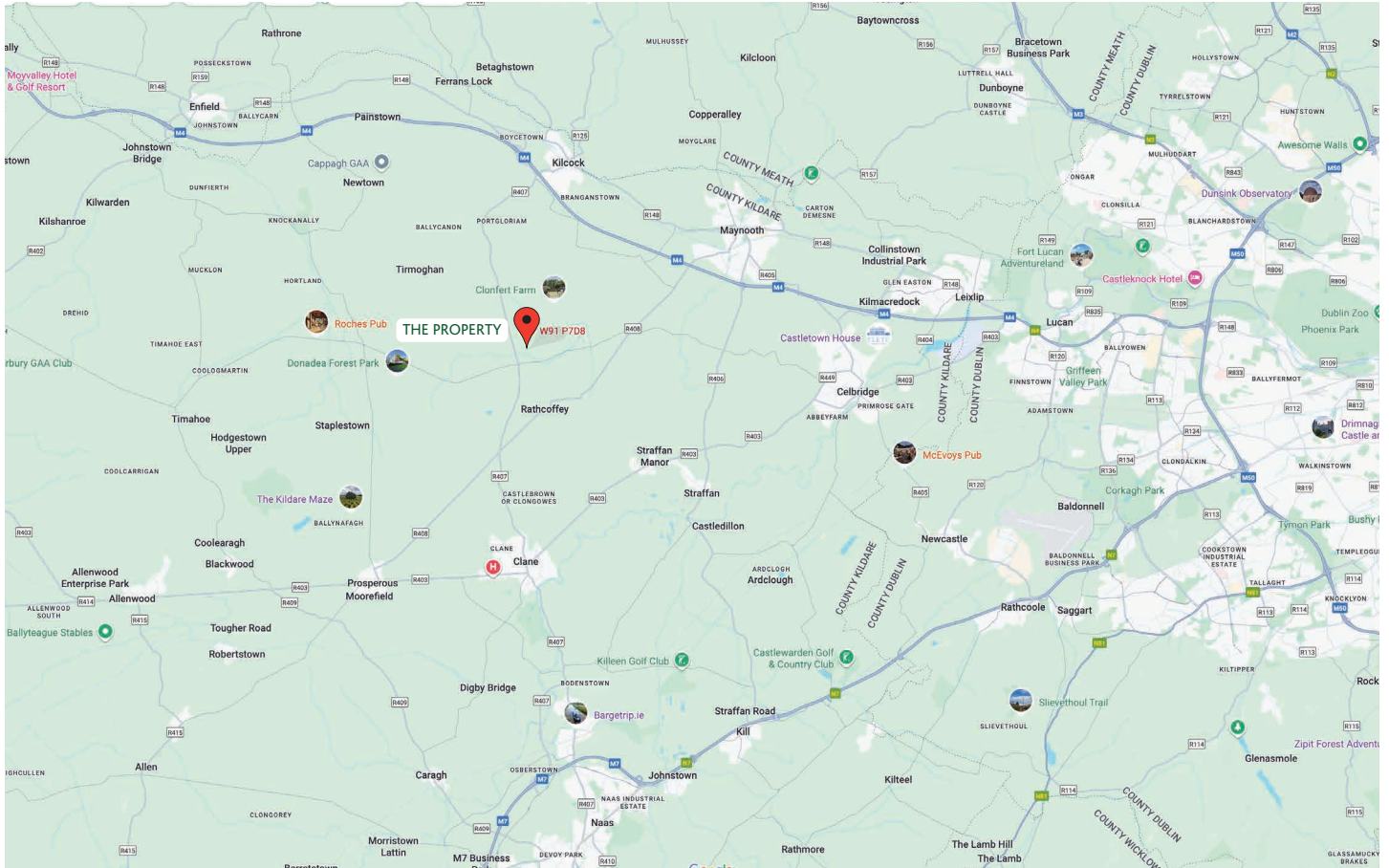
Four bedroom detached bungalow extending 181 sq. m/1948 sq. ft





# Directions

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## Directions

Eircode: W91 P7D8



## Viewing

By appointment only

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