



## Kilbrew, Ashbourne, Co. Meath

- Coonan Property is delighted to present a detached three-bedroom bungalow to approx. 152 sq.m (1,637sq. ft), sitting on approx. 0.56 acres
- Accommodation comprises of entrance hall, living room, open plan kitchen/ living/dining area, utility room, three bedroom, en-suite and family bathroom
- Approached via electric gates, with lawn front and rear, patio areas, mature specimen trees & shrubs, garden shed and stud rail & hedging surround
- Excellent finishes throughout, featuring hardwood floors, granite work top kitchen & island, two corner jacuzzies, solid fuel stove, high end integrated appliances, feature red brick kitchen & living room walls
- Ideally positioned near the much sought-after area of Kilbrew with convenient access to Ashbourne (7.6km), Ratoath (5.8km), and Dunshaughlin (8.3km), all offering a wide range of local amenities including shops, schools, and parks
- The area boasts superb recreational facilities such as golf clubs, GAA and rugby clubs, Fairyhouse Racecourse, the Hill of Tara, and Emerald Park
- Excellent transport connections with local bus services, quick access to the N2 (4.3km) and M3, and easy commuting to Dublin city and Dublin Airport

**3 bedroom bungalow  
extending to approx.  
152 sq.m (1,637 sq.ft)**

**Guide Price:  
€545,000**

**Private Treaty**



# Accommodation

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## Entrance Hallway

**3.23m x 1.79m**

Composite front door with glass panelling, hardwood flooring, utility press and feature light.

## Living Room

**4.21m x 3.66m**

Hardwood flooring, feature stone fireplace with granite hearth, coving, roller blinds and tv point.

## Kitchen/Dining

**5.53m x 3.95m**

Tiled flooring, feature red brick wall, fitted wall and floor units with granite worktops, island with integrated sink and bins, electric hob, granite splashback tiles, integrated oven, recessed lights, coving and intercom system.



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**Utility Room**     **1.47m x 3.47m**

Fitted wall and floor units, tiled flooring, plumbed for washing machine, integrated shelving, and stainless-steel sink.

**Living/Dining Area**     **5.97m x 6.87m**

Hardwood flooring, natural stove with granite hearth and feature red brick wall, two sets of double French doors overlooking the landscape and enclosed raised patio area.

**Master Bedroom**     **5m x 4.49m**

integrated shelving, fitted sliding wardrobes, coving and integrated shelving.





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**En-suite**      **2.69m x 3.22m**      Hardwood flooring, marble semi tiled walls, w.c., w.h.b., corner jacuzzi bath, bidet and power shower.

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**Inner Hallway**      **0.78m x 0.96m**      Attic access and light fitting.

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**Bedroom 2**      **3m x 2.73m**      Hardwood flooring.

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**Bedroom 3**      **3.32m x 2.5m**      Hardwood flooring and integrated shelving.



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## Bathroom 3m x 3.7m

Tiled floor, semi tiled walls, Jacuzzi corner bath, w.c., w.h.b., heated towel rail, blinds, fitted mirror, recessed lights and electric shower.

## Garden

Lawn area, two raised patio areas with stood rail fencing surround with mature trees and shrubs.

## Garden Shed 3.33m x 3.3m



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## Additional Information:

Gross internal floor area approx. 152 sq.m  
(1,637sq. ft)

Built in 1973

Security camera

Attic fully insulated

PVC fascia and soffits

Double glazed windows

New blinds & curtain poles

New security system and electric Gates

New built-in wardrobes

New light fittings

New Neff oven & Zanussi hob

## Services:

Mains water

Oil central heating

## Items Included in sale:

Fixtures & Fittings, light fittings, oven,  
hob, blinds, security system, garden shed.

## Entrance Driveway:

Approached by electric gates, loose stone  
chippings, lawn area, mature shrubs and  
trees.





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# Floor Plans

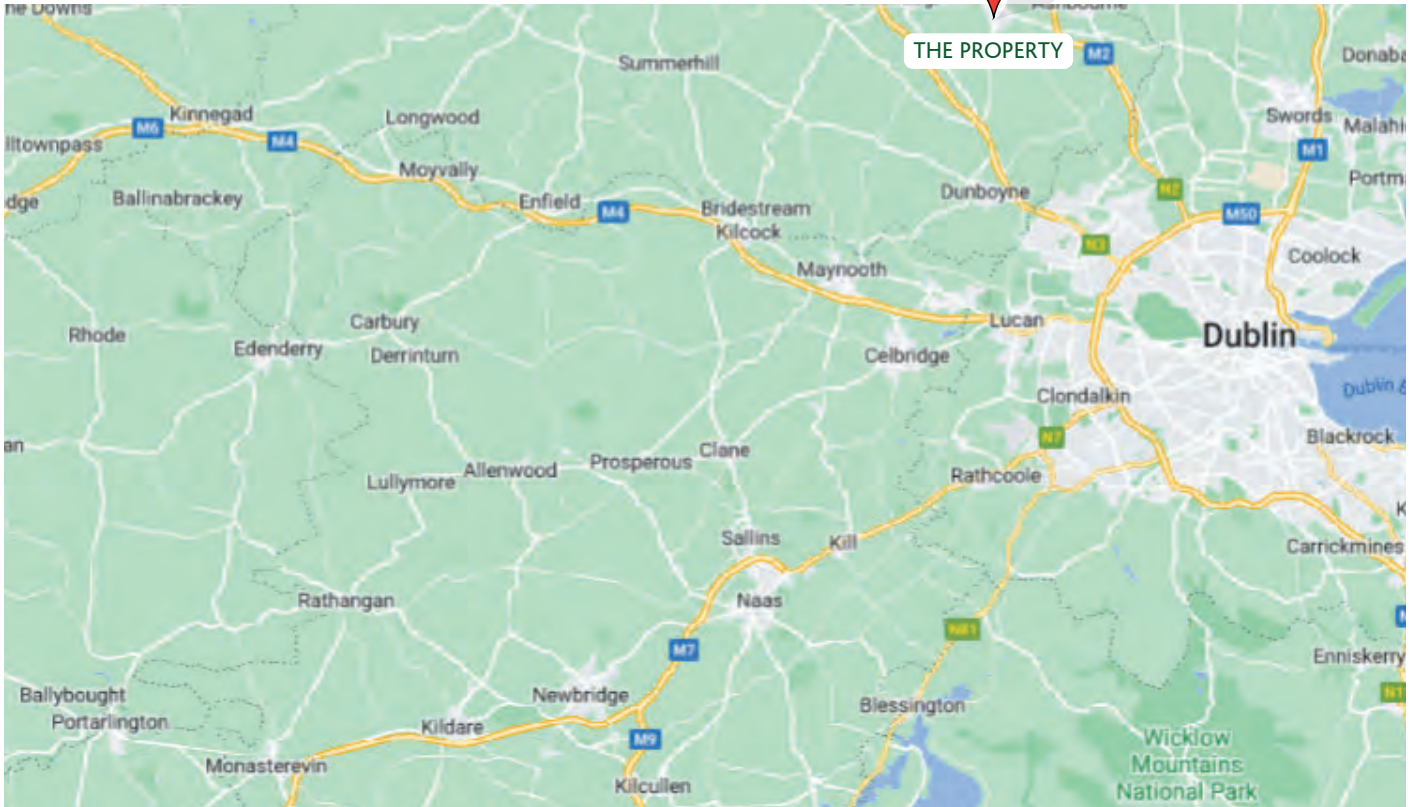
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# Directions

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## Directions

A84 A326

**BER**

**BER D1**

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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