

Residential

Coonan
PROPERTY



Sherlockstown, Sallins, Co. Kildare

- An exceptionally well presented 4 bedroom detached bungalow on c.5 acres
- Briefly comprising of main hallway, living room, dining room, kitchen, four bedrooms, ensuite and main bathroom
- The property sits on approx. 1 acre of beautifully landscaped gardens bounded by mature trees and overlooking a further 4 acres of lands to the side and rear of the house with stunning views across the countryside
- Ideally located just a short drive from the M7 motorway and Sallins Train station. Naas, Sallins and Straffan are all very close by with an abundance of amenities such as schools and shops
- Viewings are a must to be fully appreciated!

PSRA No: 003764

**4 bed detached
bungalow
on approx. 5 acres**

Guide Price:
€499,000

Private Treaty

Accommodation

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Entrance Hallway	(3.62m 1.8m) + (7.81m x 1.1m)	Laminate wood flooring & carpet, high ceilings, 4 light fittings, access to a cloak room, storage closet & hotpress.
Sitting Room	4.1m x 7.25m	Carpet on floors, coving, 2 light fittings, feature fire place with mahogany surround & granite heart, T.V. point, sliding patio door leading to the garden, blind & curtains.
Dining Room	3.35m x 4.4m	Solid oak floors, recessed lights, roman blind T.V. point & coving.
Kitchen	2.55m x 2.68m	Wall & floor units, oven, hob, extractor fan, recessed lights, roman blind & doors leading to the back garden.
Master Bedroom	3.91m x 3.5m	Roller black out blind, curtains, new carpet, light fitting & T.V. point.
Walk in wardrobe	2.8m 2.21m	New carpet, recessed lights & Velux window.
Ensuite	2.66m x 2.14m	Bath, W.C., W.H.B., shower cubicle with Mira Elite ST electric shower, fully tiled & recessed lights.



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Bedroom 2	3.88m x 2.72m	Built in wardrobe, new carpet, roller blind, curtains & light fitting.
Bedroom 3	2.77m x 3.03m	New carpet, roller blind, light fitting, curtains & built in wardrobes.
Bedroom 4	2.72m x 3.1m	New carpet, built in wardrobes, light fitting, roller blind & curtains.
Bathroom	3.41m x 1.52m	Fully tiled, W.C., W.H.B., shower cubicle with Mira Elite ST shower & extractor fan.



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Items Included in sale

- Fridge freezer, washing machine, dishwasher, oven, hob, extractor fan, curtains, blinds & light fittings.

Additional Information

- Overall size approx. 19.3m x 7.2m
- High ceilings through out
- All new carpet
- Oil fired central heating
- New PVC double glazed windows

- PVC facet & soffit
- Mature trees surrounding the house
- Block built garage
- Boiler room
- Property sits on approx. 1 acre and c. 5 acres to the back

Viewing

By prior appointment at any reasonable hour.

BER

TBC

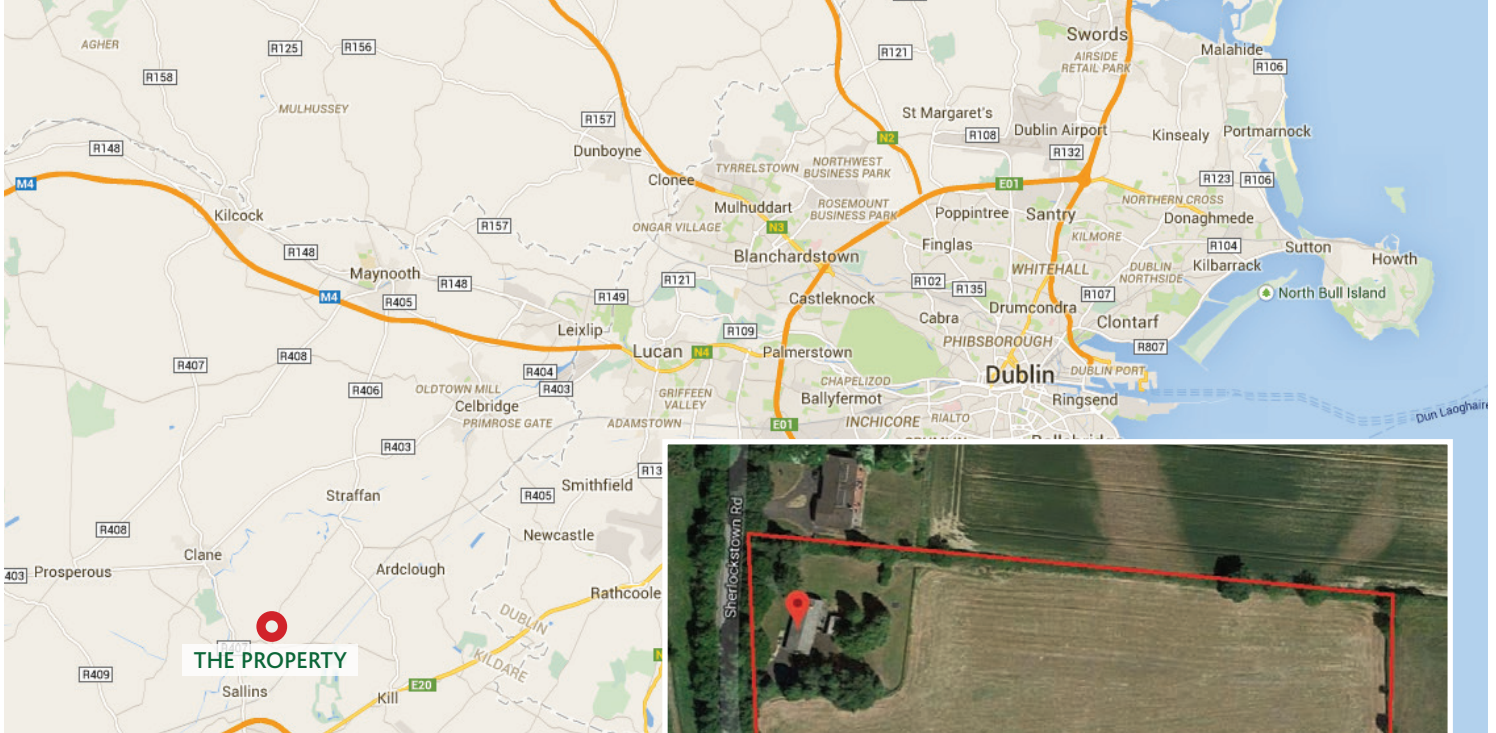


Floor Plans



Directions

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Directions

Eircode W91V8K7

Travelling from Naas towards Sallins on R407 continue over the Sallins railway bridge and onto the canal bridge, take the immediate right. Continue along the Sherlockstown road for approx. 3km, go straight through the crossroads. The house is the third on the right from the crossroads.

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Contact Information

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