

# Residential

**Coonan**  
PROPERTY



## Colistown, Kilcloon, Co. Meath

- Coonan Property proudly presents this impressive 6-bedroom detached residence, extending to over 3,300 sq. ft. and set on a beautifully landscaped 1.5-acre site
- Nestled in the peaceful countryside of Kilcloon, yet just 10 minutes from Maynooth and 10 minutes from Dunboyne – the perfect blend of rural charm and urban convenience
- This expansive home briefly comprises main hallway, kitchen, sunroom/dining room, living room, study, utility/boot room, ground floor w.c., bathroom, self-contained 'granny flat', 6 bedrooms with 2 ensuites and spacious garage
- Designed with family living in mind, the spacious interior offers multiple reception rooms, a home office, and flexible spaces for a gym, playroom or study
- Features a fully self-contained granny flat with private entrance, kitchen/living area and bathroom – ideal for guests, teenagers, or multigenerational living
- The stunning gardens are a true highlight, with manicured lawns, mature trees, colourful planting, and a tranquil south facing patio complete with water feature

**6 bedroom detached residence extending to approx. 307 sq.m (3,300 sq.ft)**

**Guide Price:**

**€735,000**

**Private Treaty**

# Accommodation

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Entrance Foyer **4.71m x 6m**

Tiled flooring, recessed lights, coving, alarm panel, understairs storage and light fittings.

Guest W.C. **2.46m x 1.2m**

Fully tiled, w.c., w.h.b., light fitting, window with curtains and blinds.

Living Room **4.92m x 6.45m**

Panelled wood ceiling, solid wood flooring, feature fireplace with granite hearth, TV point, wall lights, sliding door onto patio area and door leading into sunroom.

Sunroom **6.50m x 4.1m**

Laminate wood flooring, wood panelled ceiling, 3 ceiling windows, recessed lights, light fitting with fan, sliding doors leading onto patio and door leading into kitchen.

Kitchen **6.63m x 3.1m**

Tiled flooring, fitted wall and floor units, tiled splashback, stainless steel sink, dishwasher, Rangemaster cooker with 6 ring gas hob, American style fridge freezer and light fittings.



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Utility/Boot Room	(2.31m x 6.73m) + (2.95m x 2.10m)	Tiled flooring, fully plumbed for washing machine, sink, sliding door onto patio area, door leading into garage and door to side of property.
Office	2.77m x 4.85m	Panelled wood ceiling, solid wood flooring, recessed lights, light fittings and blinds.
Inner Hallway	(4.37m x 1.54m) + (2.60m x 1.00m)	Two light fitting and attic access.
Bedroom 3 (Ground Floor)	3.43m x 4m	Oak solid wood flooring, fitted wardrobes, wood panelled ceiling, recessed lights, blinds, curtains and radiator cover.
Bedroom 4 (Ground Floor)	5.35m x 3.3m	Solid wood flooring, curtains blinds and light fitting.



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**Bedroom 5 (Ground Floor)**    **3.13m x 3.75m**    Laminate flooring, fitted wardrobes, curtains, blinds, TV point, and light fitting.

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**Shower Room**    **2.78m x 1.90m**    Parquet wood flooring, vintage radiator, w.c., his & her sinks, light fitting, electric shower and extractor fan.

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**Granny Flat (Ground Floor)**    **3.65m x 7.28m**

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**Kitchen/Living**    Laminate flooring, Tv point, curtains, blinds, light fitting and sliding doors leading to rear garden.

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**Bedroom**    Laminate flooring, curtains, blinds, light fitting and free standing wardrobe.



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## Bathroom

Wet-room with electric Triton shower, w.c., w.h.b., light fitting and electric heater.

## Landing

Velux windows and light fitting.

## Master Bedroom (First Floor)

**4.72m x 6m**  
**(includes en-suite area)**

Carpet, wood panelled ceilings, light fitting, wall lights.

## Walk-In-Wardrobe

**1.80m x 1.94m**

Shelved and railed.

## En-suite

Fully tiled, raised bath, built in vanity unit, w.c., w.h.b., Velux window and electric shower.



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**Bedroom 2  
(First Floor)**

**4.10m x 4.62m**

Pine wood flooring, wood panelled ceilings, light fitting, curtains and blinds.

**Walk-In-  
Wardrobe**

**1.81m x 2.3m**

Pine flooring, shelved, railed and light fitting.

**En-suite**

**2.50m x 1.45m**

Tiled, bath electric shower, w.c., w.h.b., built in vanity unit, curtains and blinds.

**Eaves Storage**

Walk in access with flooring, light fitting and plenty of storage.

**Garage**

**8.70m x 4.34m**

Block built with power and roller shutter door for vehicular access with access to utility room.

**Garden**

Cobble locked walk way surrounding the house, ample parking areas, mature trees and shrubs with timber fencing surround, cobble locked patio area, raised flower beds, water feature and fully private.



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## Additional Information:

Gross internal floor area approx. 307sqm (3,304 sq. ft)  
Garage connected to main house  
Outside lights  
Outside tap  
PVC fascia and soffits  
Polly tunnel  
Outside w.c  
Garden maintenance equipment and machinery available to purchase

## Items Included in sale:

Dishwasher, Rangemaster oven with 6 ring gas hob, American fridge freezer, washing machine, light fittings, curtains and blinds

## Entrance Driveway:

Tarmacadam drive with parking, mature trees and shrubs and panelled fencing.

## Services:

Well water  
Septic tank  
Oil fire central heating

## Location:

Excellent educational options nearby – with two local primary schools, 1 within walking distance and top secondary schools and university access in nearby Maynooth and Dunboyne. Enjoy effortless commuting with the M3 and M4 motorways close by and regular train services from both Maynooth and Dunboyne. A substantial, beautifully maintained family home offering space, style, and serenity in one of Meath's most desirable locations.



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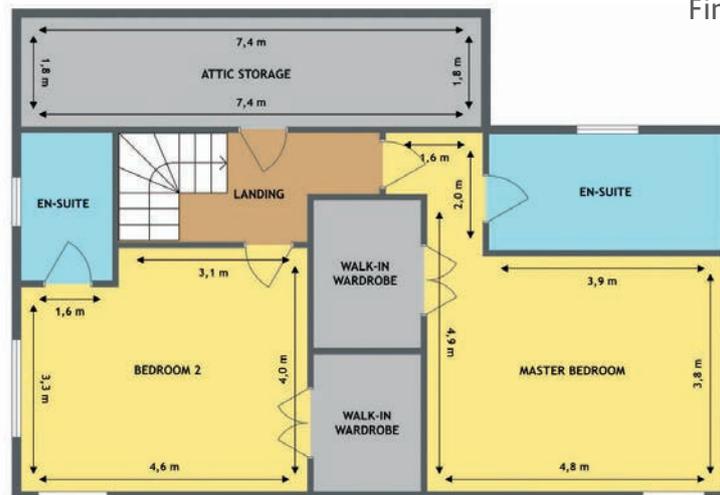
# Floor Plans

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Ground Floor

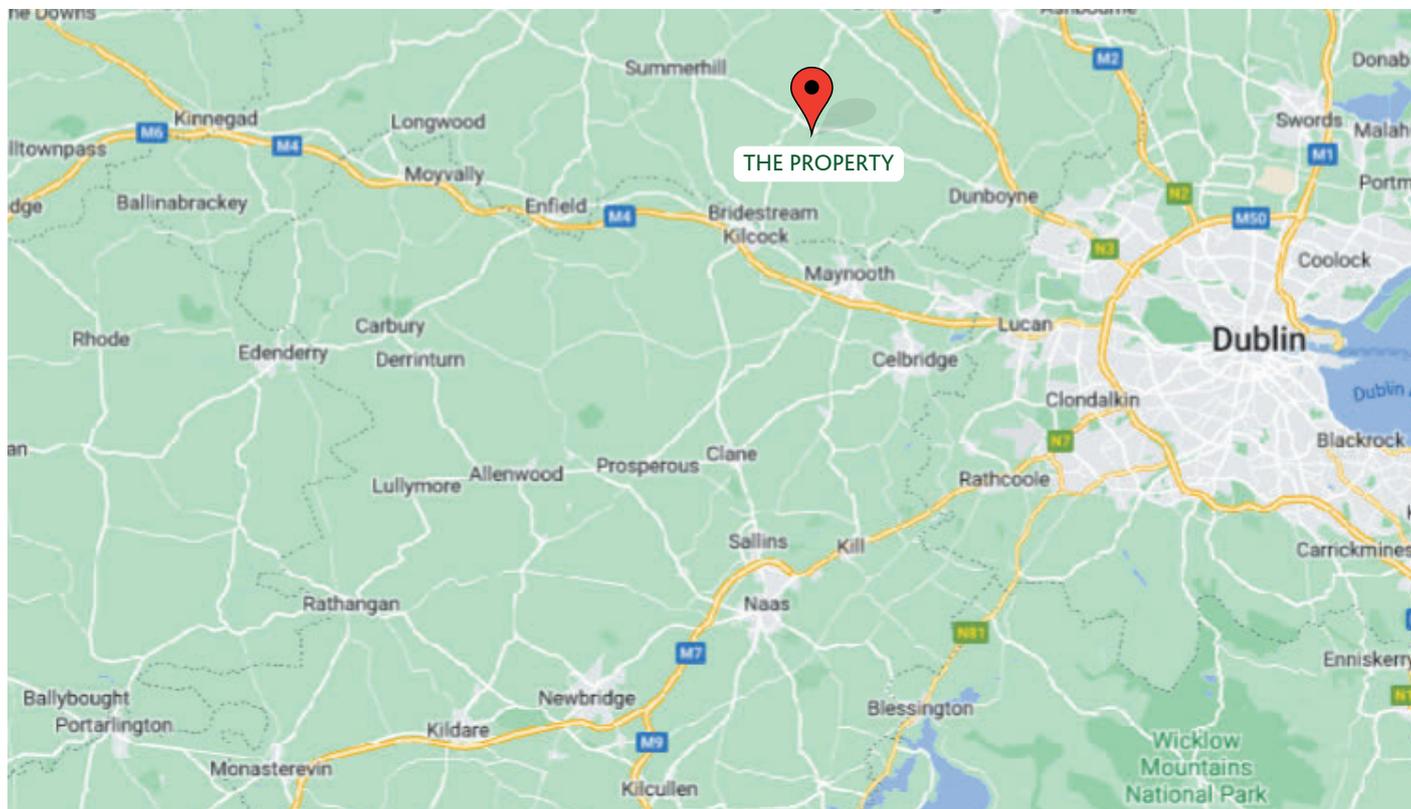


First Floor



# Directions

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## Directions

A85 TK52

## BER

BER C3

## Viewing

By prior appointment at any reasonable hour.

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### Contact Information:

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