



BER D1

Castlefarm, Dunboyne, Co. Meath

- Coonan Property presents this three-bedroom bungalow set on a beautifully landscaped c.0.5 acre site, just 1.5km from Dunboyne Town Centre
- Accommodation briefly comprises an entrance hallway, living room, kitchen/dining room, three bedrooms and main bathroom
- A well-maintained and generously proportioned home, with additional attic storage space
- Set on a beautifully landscaped c.0.5 acre site with manicured lawns, a variety of mature trees, hedging and plants.
- Excellent potential to extend the existing accommodation, subject to planning permission
- Additional features include a block-built shed, secluded patio area, greenhouse and fuel store area
- Enjoy a peaceful countryside setting, just minutes from all local amenities
- Dunboyne is a highly sought-after commuter town, offering excellent transport links, schools, sports clubs, shops, and a vibrant selection of cafés and bars
- Superb connectivity with easy access to the M3, the M50 just 10 minutes away, and a short drive to Dunboyne Train Station

**Three-bedroom
bungalow set on a
beautifully landscaped
c.0.5 acre site**

**Guide Price:
€575,000**

Private Treaty

Accommodation

Coonan
PROPERTY



Entrance Driveway:

Tarmacadam driveway with lawn on both sides, mature trees, shrubs and access straight onto Maynooth road.

Entrance Hallway	(4.27m x 1.34m) + (3m x 1.35m)	Laminate wood flooring, hot-press, coving, two light fittings, attic access with pull down ladder and two Velux windows in the attic.
Living Room	3.8m x 8.47m	Laminate wood flooring, wall lights, light fitting, curtains, stone feature fireplace with open fire and double sliding doors leading onto patio area.
Kitchen/Dining/	6.96m x 3.74m	Lino floor covering, fitted wall and floor units, stainless steel sink, dishwasher, electric hob, extractor fan, oven, light fittings, recessed lights, coving, curtains, fireplace with electric fire insert and door leading to rear garden.
Living Room	4.58m x 4m	Feature fireplace with wood burning stove, bespoke drinks cabinet and TV unit, light fitting and curtains.
Master Bedroom	3.8m x 2.86m	Laminate flooring, fitted wardrobes, sink with vanity unit and shaving light, light fitting, coving and curtains.

Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY



Accommodation

Coonan
PROPERTY

Ensuite	1.7m 0.8m	Shower cubicle with electric Triton shower, w.c., light fitting and extractor fan.
Bedroom 2	3.81m x 3m	Laminate flooring, light fitting, coving and curtains.
Bedroom 3	2.8m x 2.77m	Overlooks front, Carpet, fitted wardrobes, vanity unit, light fitting and curtains. Access to Jack & Jill bathroom
Bathroom	1.8m x 2.71m	Fully tiled, shower cubicle with electric shower, w.c., w.h.b. with fitted vanity unit and shaving light, fitted mirror, light fitting and radiator.



Accommodation

Coonan
PROPERTY



Floor Plan

Coonan
PROPERTY





Garden

Extensive lawn areas, all beautifully manicured with an array of mature trees, plants, hedging and flowers. Entire property surrounded by steel fencing.

Additional Information:

- Gross internal floor area approx. 101 sq.m (1,087sq. ft)
- Built c. 1970
- High ceilings throughout (2.9m)
- Double glazed windows
- Wheelchair ramp at back door
- Steel fence surround
- Outside lights
- Outside tap
- Block built boiler house (1.94m x 3.68m)

Block built Garage 7.3m x 3.17m

Double door access to front, fully plumbed for washing machine and dryer and door to the back.

Items Included in sale:

Dishwasher, electric hob, extractor fan, oven, light fittings and curtains.

Services:

- Septic tank
- Well water
- Oil fired central heating

Accommodation

Coonan
PROPERTY



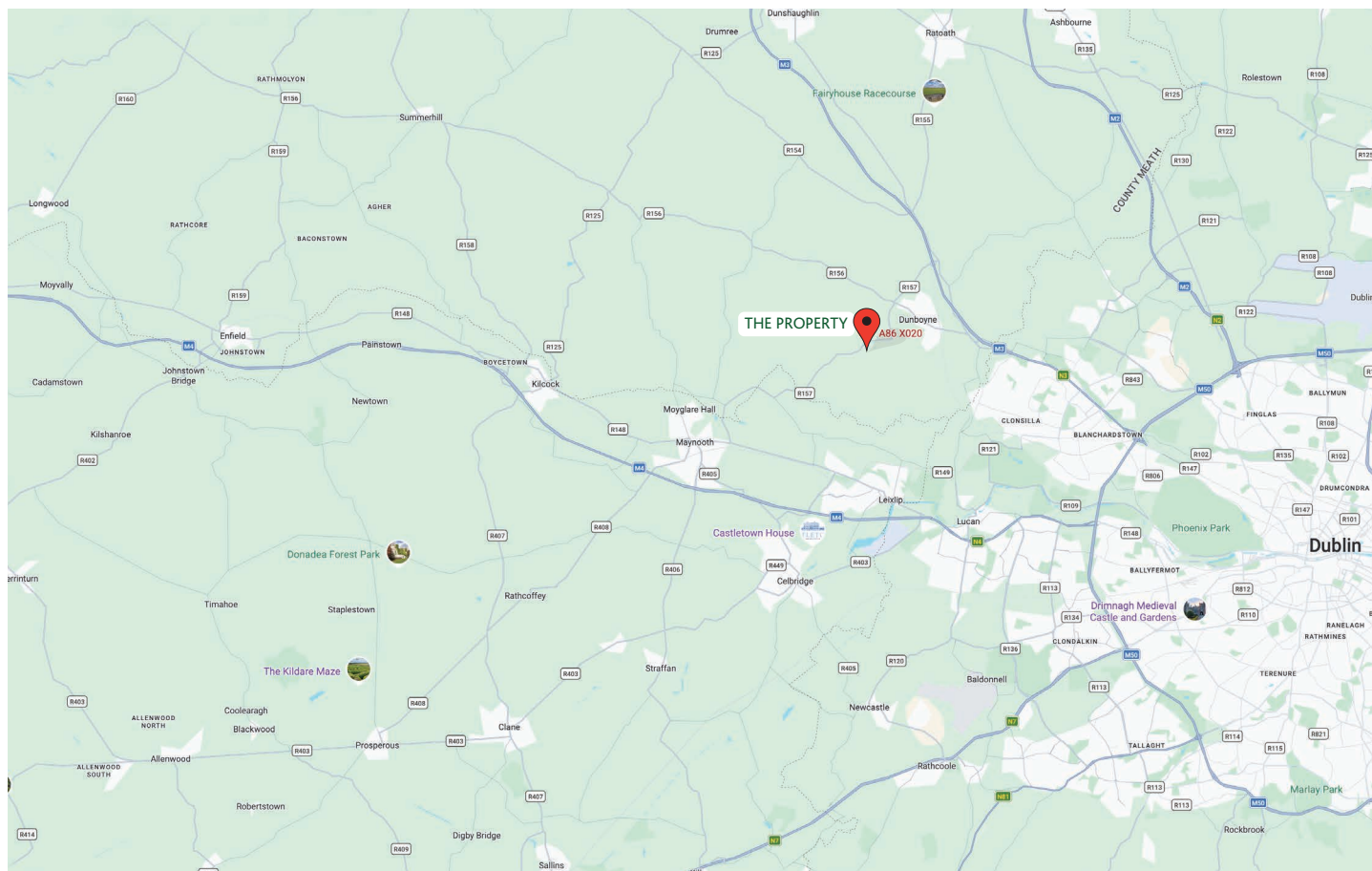
Aerial Images

Coonan
PROPERTY



Directions

Coonan
PROPERTY



Directions

A86 X020



Viewing

By appointment only

Coonan
PROPERTY

Contact information:

Mick Wright

T: 01 628 6128

E: mickw@coonan.com

PSRA No.: 003764.

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm does not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.

Coonan
Financial Group

Coonan Mortgage Group Limited t/a Coonan Financial Group is regulated by the Central Bank of Ireland.
Registration No.: 431200

For all your mortgage needs contact:

Dermot Horan / Romana Anca

T: 01 505 2718

E: admin@coonanmortgage.com

coonan.com