

# Residential

**Coonan**  
PROPERTY



## Cornamucklagh, Broadford, Co.Kildare

- Traditional three bedroom country cottage, substantial outbuildings, with hay barn and old milking parlour, two separate entrances (one right of way) and grounds comprising of 1.08 acres, excellent development opportunity (SPP)
- Accommodation comprises of hallway, living room, bathroom, kitchen/dining and three bedrooms
- Set back from the road this residence with outbuildings and manicured grounds has been excellently maintained over the years
- The residence is located in a peaceful area approximately 6 km from Broadford and 8 km from Carbury, close to Clogharinka village and are approximately 7 km from Moyvalley and the old N4 roadway
- Excellent primary and secondary schools available withing the surrounding area
- The property is just a 12-minute drive to Enfield and the railway station which has a regular service to Dublin city as well as a regular bus route

3 bedroom country  
cottage extending to  
approx. 99 sq.m  
(1.066 sq.ft)

Guide Price:

**€350,000**

Private Treaty

# Accommodation

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Entrance  
Hallway

1.78m x 4.01m

Carpet, alarm panel and coving.

Living Room

4.23m x 3.73m

Laminate flooring, feature fireplace wood surround, double sliding doors leading into kitchen.

Kitchen/Dining

(5.47m x 2.88m) +  
(3.55m x 3.12m)

Laminate flooring, fitted wall and floor units, double stainless-steel sink, breakfast bar, additional storage with two large feature windows.



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**Utility Room**     **1.78m x 3.01m**     Laminate flooring, storage units, sink, plumbed for washing machine and dryer.

**Master Bedroom**     **4.26m x 2.58m**     Carpet, fitted wardrobe, fireplace and light fitting.

**Bedroom 2**     **4.28m x 3.72m**     Carpet, fireplace and light fitting.



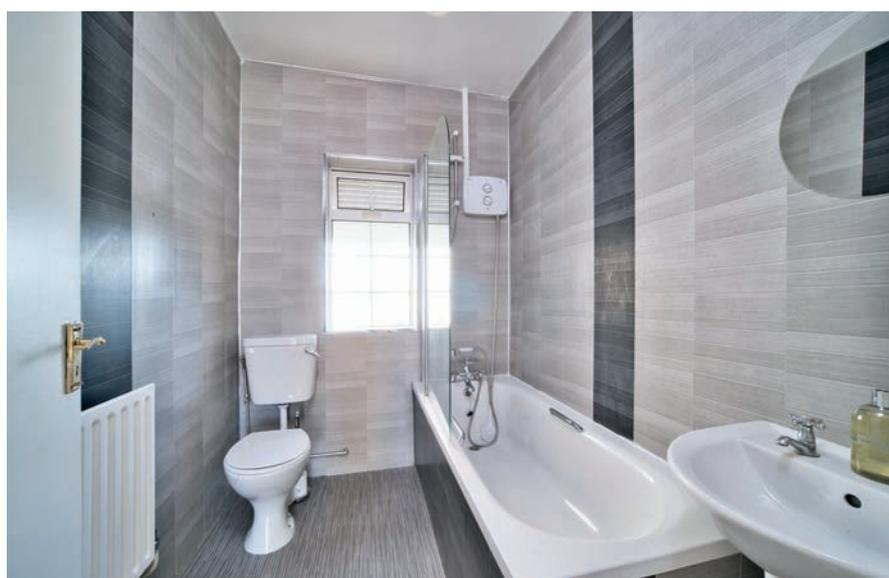
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**Bedroom 3**      **3.05m x 4.26m**      Carpet, coving and light fitting.

**Bathroom**      **2.17m x 2.16m**      Fully tiled, bath, electric Triton shower, w.c., w.h.b. and light fitting.

**Outbuilding and Garden**      Traditional old milking parlour (2.74m x 6.7m) suitable for conversion to living accommodation subject to planning permission, rear right of way entrance to hay shed, manicured lawn area, wall, post and rail and mature hedging surround.



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## Additional Information:

Gross internal floor area approx. 99sq.m  
(1,066sq. ft))  
Property sits an approx. 1.08 acre site

## Services:

Septic tank  
Oil fire central heating

## Items Included in sale:

Fixtures, fittings and window dressings.

## Entrance Driveway:

Tarmacadum drive, paved surround,  
pedestrian entrance, manicured lawn,  
mature hedging, wall, post and rail fence  
surround.



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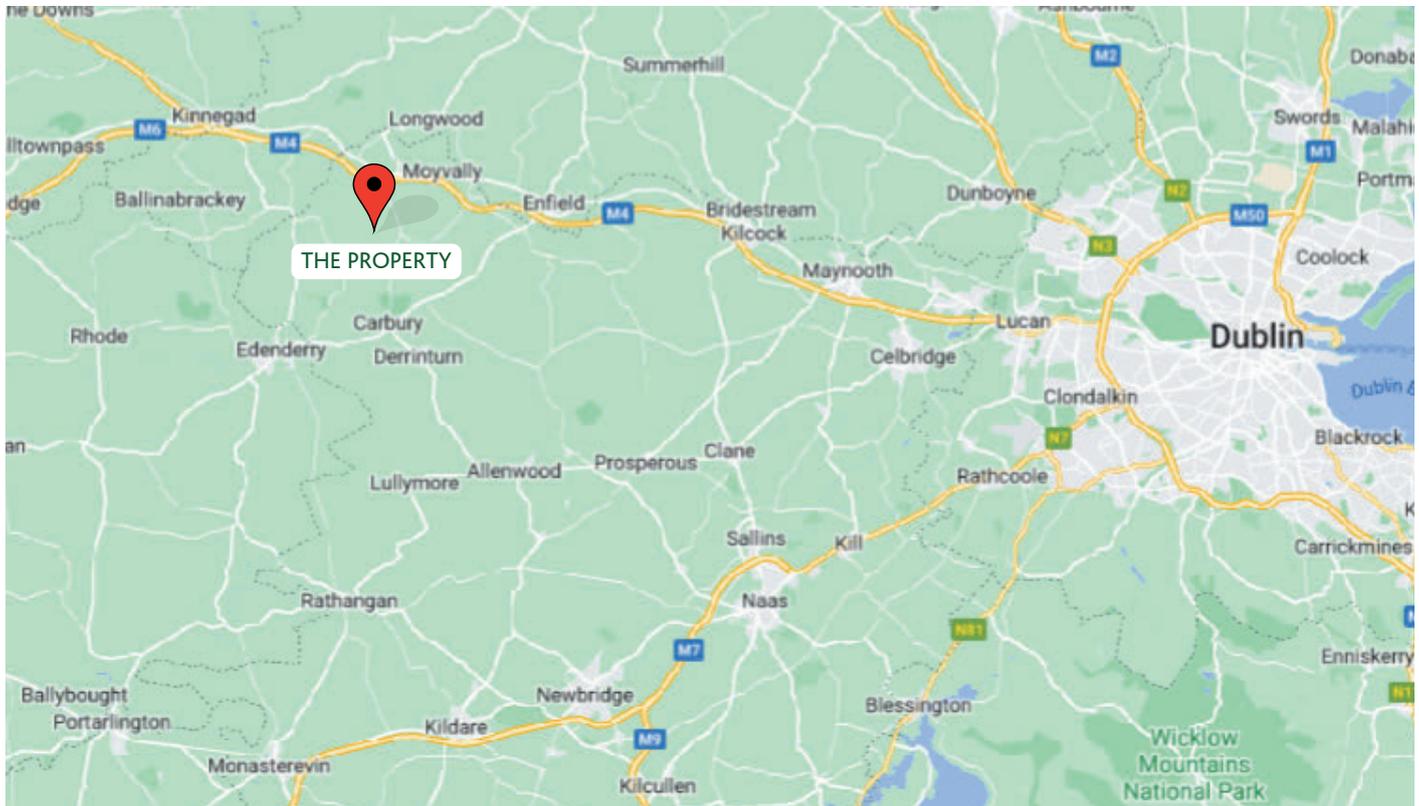
# Floor Plans

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# Directions

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## Directions

W91 WFC3

**BER**

**BER E2**

## Viewing

By prior appointment at any reasonable hour.

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Contact Information:

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