

# Residential

**Coonan**  
PROPERTY



## Bishopscourt, Tuckmilltown, Straffan, Co. Kildare

- Exceptional four bedroom residence extending to approx. 192 sq.m with stunning views of the surrounding countryside
- Located just minutes from the M7 with easy access into Naas and Dublin
- Accommodation comprises of entrance hallway, living room, family room, open plan kitchen/dining area, sun room, utility, guest W.C., four bedrooms with main ensuite and family bathroom
- Presents in excellent decorative order having undergone extensive refurbishment in 2017.
- Private south facing site of 0.5 acres accessed by electric gates and surrounded by mature trees, lawns with rear patio – perfect for enjoying uninterrupted views of surrounding countryside
- Beautifully maintained grounds and garden integrated into the surrounds of the woodland habitats, a haven for wildlife
- Large block built shed with plumbing and power, ideal space for a home gym, office or playroom

4 bedroom detached  
extending to approx.  
192 sq.m (approx.  
2,067 sq.ft)

Guide Price:

**€725,000**

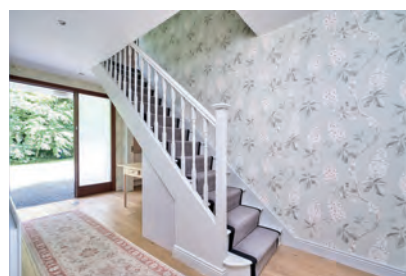
Private Treaty



# Accommodation

**Coonan**  
PROPERTY

Entrance Hall	5.1m x 2.11m	Oak flooring, recessed lights, under stair storage and alarm panel.
Living Room	4.16m x 5.44m	Oak flooring, marble feature fireplace with granite hearth, light fitting, curtains, fitted display units, TV unit and bay window.
Family Room/Study	4.0m x 4.72m	Oak flooring, marble feature fireplace with granite hearth, light fitting, curtains and bay window.
Open Plan Living/Kitchen/Dining Room	4.67m x 7.83m	Oak flooring, marble feature fireplace with granite hearth, recessed lights, high gloss fitted kitchen units, tiled splashback, integrated Neff oven, Neff gas hob, extractor and opening leading to sunroom.
Conservatory	3.58m x 3.01m	Tiled flooring, double glazed windows, wall lights, and double doors leading to patio area.
Utility	1.36m x 1.38m	Oak flooring, fully plumbed, fitted cabinets and door leading to rear. patio area.
Guest Toilet	0.9mx 1.92m	Fully tiled, w.c., w.h.b. and light fitting.



# Accommodation

**Coonan**  
PROPERTY

Landing	5.8m x 2.1m	Carpet, attic access via folding ladder, hot-press and light fitting.
Master Bedroom	4.09m x 4.13m	Carpet, fitted wardrobes, bay window and light fitting.
Ensuite	2.3m x 2.1m	Fully tiled, oversized shower area, w.c., w.h.b., fitted vanity unit, extractor fan and light fitting.
Bedroom 2	4.06m x 3.7m	Carpet, fitted wardrobes, bay window, curtains and light fitting.
Bedroom 3	3.7m x 4.65m	Carpet, fitted wardrobes, curtains and light fitting
Bathroom	3.95m x 3.78m	Carpet, light shade and curtains.
Bedroom 4	2.64m x 2.58m	Fully tiled, bath with shower screen, shower cubicle, w.c., w.h.b., recessed lights, fitted cabinet and extractor fan.





# Accommodation

**Coonan**  
PROPERTY

## Additional Information:

Gross internal floor area approx. 192 sq.m  
(2,067 sq.ft)

Year of construction c.1978

Refurbed in 2006 & 2017

Teak windows throughout single to front &  
double to back

Outside lights

Mature woodland setting

Electric gates

## Services

Mains water

Septic tank

Oil fired central heating

## Items Include in Sale:

Integrated Neff oven, gas Neff hob, extractor  
fan, curtains and light fittings.

## Entrance Driveway

Approached by electric gates, gravel  
driveway,

## Garden

Sandstone patio area, mature trees  
with stunning views of the surrounding  
countryside.

## Location

- The M50 and Luas Red line are less than fifteen minutes away, Dublin Airport can be reached within twenty-five minutes, Hazelhatch Railway Station just 10 minutes which provides a superb rail service to Dublin's Heuston Station, Grand Canal Dock and countrywide
- Convenient location to Ardclough, Kill, Naas, Straffan, Newcastle, Maynooth and Celbridge offering schools, universities, shops, pubs and restaurants, medical facilities, sport and leisure facilities, hair and beauty services and much more.
- Adjacent to Castlewarden Golf club and close to The K Club, Palmerstown House, Naas and Kileen Golf Clubs, for the golfing enthusiast.



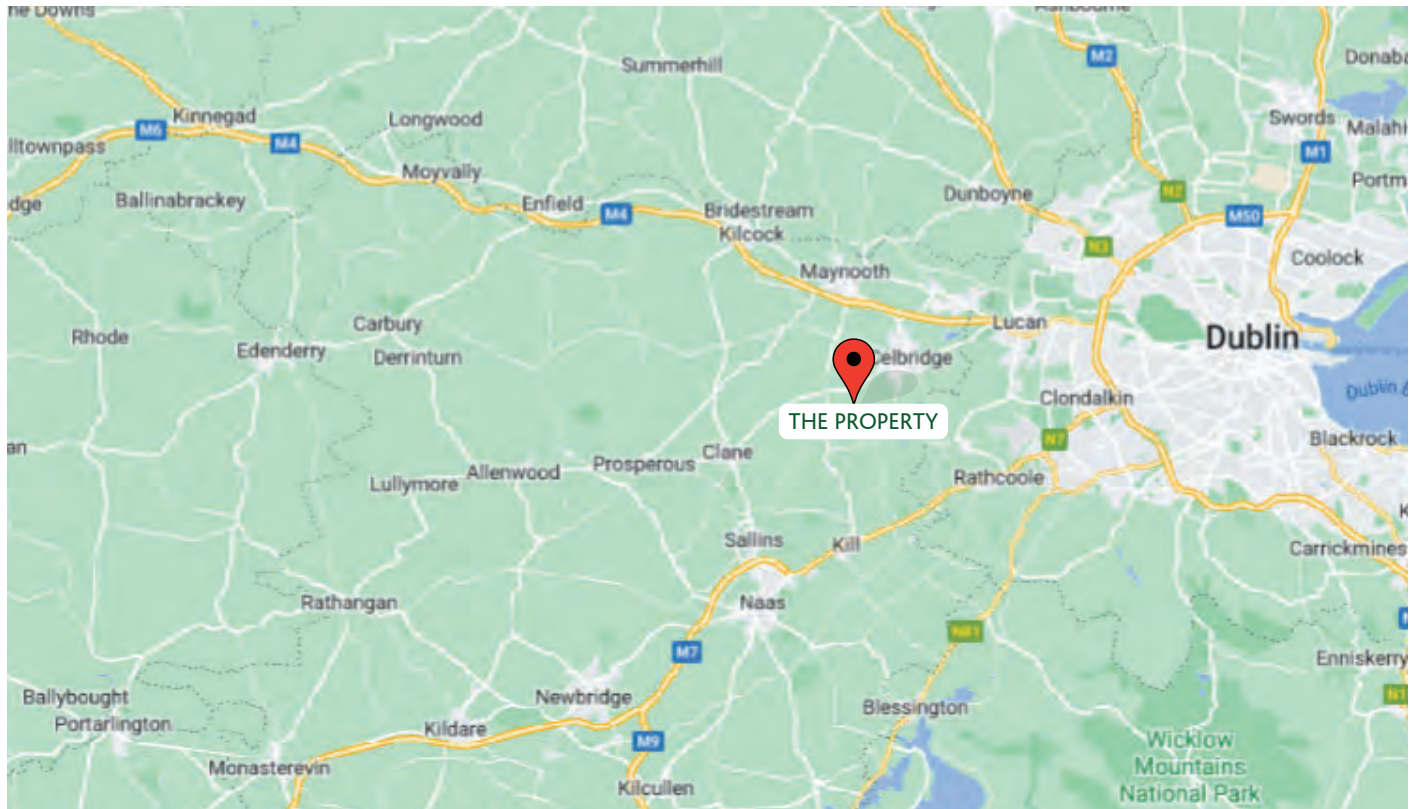
# Floor Plans





# Directions

**Coonan**  
PROPERTY



## Directions

W23 V9W3

**BER**  
**BER C1**

**Coonan**  
PROPERTY

## Contact Information:

Mick Wright  
016286128  
mickw@coonan.com

## Viewing

By prior appointment at any reasonable hour.

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 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:  
SDermot Horan / Romana Anca  
01 505 2718  
admin@coonanmortgage.com

coonan.com