

A photograph of a two-story stone house with a slate roof and two brick chimneys. The house features a central arched wooden door and several windows with wooden frames. The stone wall is made of irregular grey and tan stones. The sky is blue with some white clouds.

Coonan
PROPERTY

KILLEEN, DUNSHAUGHLIN

Co. Meath

Killeen, Dunshaughlin, Co. Meath

Impressive four-bedroom detached family home, extending to approximately 2,500 sq. ft., with an additional 500 sq. ft. converted attic, ideally located just a short drive from Dunshaughlin and the M3 motorway.



4 Bedrooms



2 Reception Room



4 Bathrooms

For Sale by Private Treaty

Guide Price:

€895,000

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The Property

- Coonan Property present this impressive four-bedroom detached family home, extending to approximately 2,500 sq. ft., with an additional 500 sq. ft. converted attic, ideally located just a short drive from Dunshaughlin and the M3 motorway
- Generous and well-proportioned accommodation comprises an entrance hallway, living room, family room (currently used as a home gym), kitchen/dining room, utility room, ground-floor shower room, four double bedrooms, two en-suites, family bathroom and a spacious attic conversion
- The property features a large open plan kitchen/dining area with a solid ash kitchen opening into a comfortable living area, a 2nd family living area, bespoke solid oak staircase and generous double sized bedrooms to name but a few.
- Spacious converted attic with full staircase access, two Velux windows and extensive eaves storage, providing excellent additional space and flexibility.
- Approached through electric gates, the property is surrounded by beautifully maintained lawns with a tarmacadam driveway, mature hedging and a large steel shed with roller-shutter doors.
- Enjoying an idyllic rural setting on a quiet cul-de-sac, while remaining just five minutes from Dunshaughlin village, Killeen Castle and Golf course, convenient to Dunsany Primary School, Dunshaughlin secondary schools and Navan.
- Excellent connectivity, with the M3 motorway just minutes away and the M50 and Blanchardstown Shopping Centre approximately 20 minutes away
- A superb, spacious and private family home, combining peaceful countryside living with excellent accessibility to schools, amenities and major transport links.





Accommodation

Entrance Hallway

4.87m x 2.90m

Tiled floor with recessed lighting and coving, featuring a solid wood staircase with a turned return and open mezzanine landing above, with a second stairway leading to the converted attic.

Living Room

4.73m x 5.96m

Feature marble fireplace with marble hearth and open fire, large bay window with blinds, coving and recessed lighting throughout. Currently in use as a home gym.

Family Room

6.2m x 4.73m

Solid oak floor, bay window with blinds, recessed lighting and light fitting, feature marble fireplace with open fire, roller blinds throughout, opening into the kitchen and dining area.

Kitchen / Dining

9.01m x 5.28m (widest point)

Tiled floor with recessed lighting and light fitting, solid ash shaker-style kitchen with granite worktops to both the units and central island, Belfast sink, Stanley range providing cooking and central heating, fitted double Neff oven, integrated Neff microwave, Neff hob, Neff extractor fan, tiled splashback and upstand, large island with storage, crystal display cabinet, double French doors to the rear garden.

Utility Room

4.58m x 3.88m

Tile splashback, stainless steel sink and laminate worktop, with full storage at ground and wall level, fully plumbed, and a door to the rear garden.

Ground Floor Shower Room

2.41m x 1.76m

Fully tiled with w.c., w.h.b. and shower cubicle fitted with an electric Triton Aspirante shower, light fitting and heated vertical towel rail.







Accommodation

Landing

6.52m x 2.95m

Carpeted with recessed lighting, a feature chandelier and wall lights, with a full-width staircase leading to the converted attic.

Master Bedroom

4.75m x 4.00m

Carpeted with light fitting, curtains and blinds, and a separate walk-in wardrobe measuring 2.00m x 2.66m, fully fitted with rails and shelving.

Ensuite (Master)

1.86m x 1.90m

Fully tiled with shower cubicle fitted with a monsoon shower head, w.c., w.h.b., extractor fan, light fitting and window with blinds.

Bedroom 2

4.80m x 3.40m

Carpeted with light fitting, curtains and blinds, sharing a jack and jill ensuite with bedroom three.

Jack and Jill bathroom

1.90m x 2.62m

Fully tiled with shower cubicle fitted with a monsoon shower head, w.c. and w.h.b.





Accommodation

Bedroom 3

3.77m x 4.75m

Carpeted with light shade, curtains and blinds, positioned to the rear of the house.

Bedroom 4

4.23m x 3.16m

Carpeted with light shade, curtains and blinds.

Bathroom

2.64m x 3.60m

Fully tiled with a corner bath with step, separate large corner shower fitted with an electric Triton Aspirante shower, w.c., w.h.b., heated vertical towel rail, extractor fan, light fitting and two windows with blinds.

Attic Conversion

5.16m x 8.90m

Timber floorboards with two Velux windows, light fitting and eaves storage throughout, currently used purely for storage, with a maximum height of 2.44m.

Garden

Enclosed by mature hedging on all sides, with a concrete walkway around the perimeter and a steel shed measuring 7m x 6m complete with a roller shutter door.

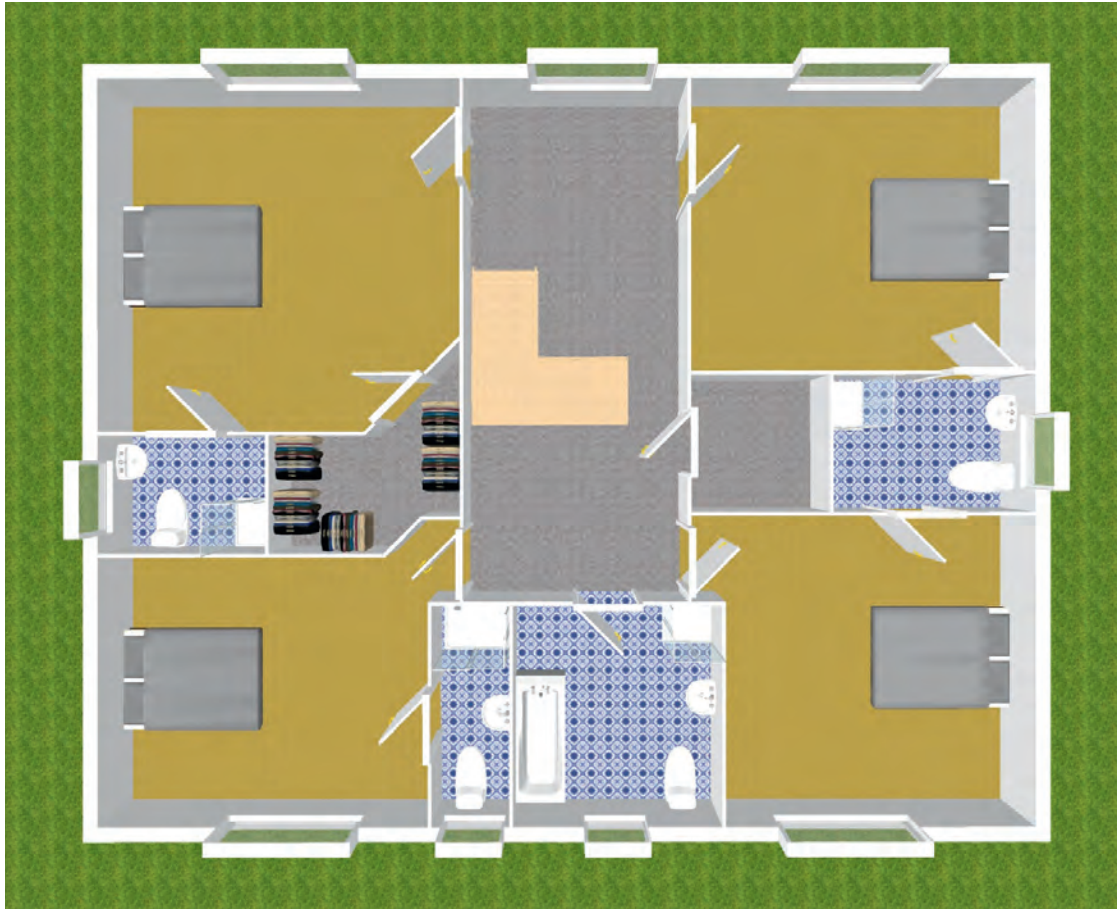


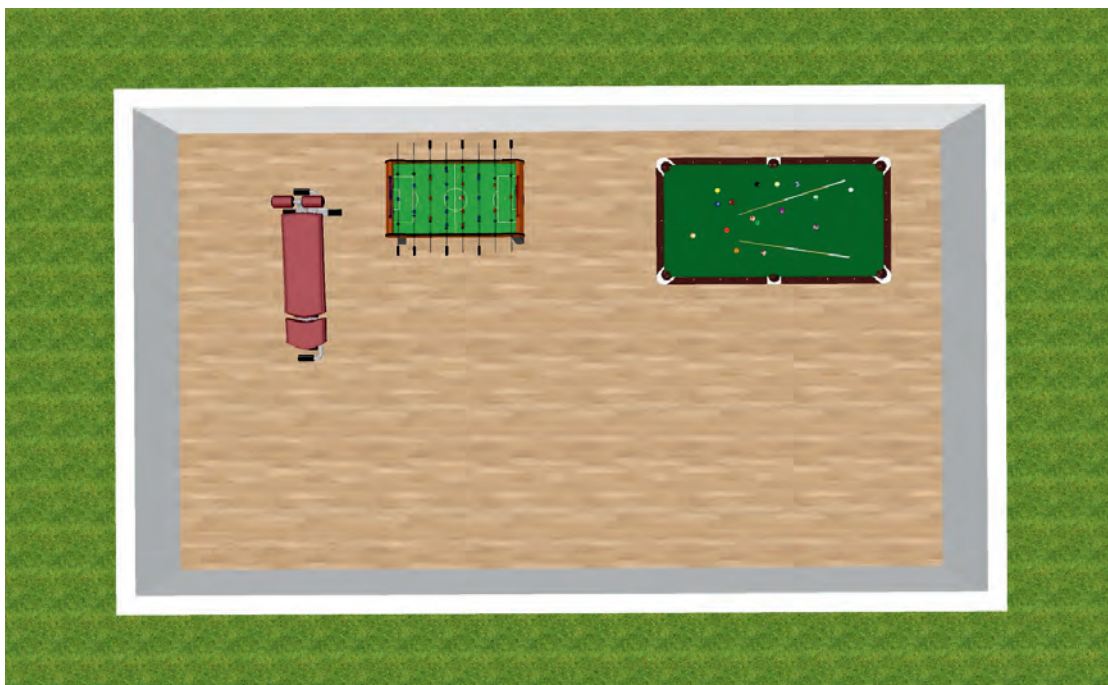


Ground Floor



First Floor







Additional Information:

Built in 2006

Site extends to approximately 0.6 of an acre

Cut stone finish to three sides, with red brick reveals to the windows and granite window sills

PVC fascias and soffits

Outside tap and exterior lighting

Security cameras included in the sale

Items Included in sale:

Double Neff oven, integrated Neff microwave, Neff hob, Neff extractor fan, light fittings, curtains and blinds.

Services:

Oil-fired central heating via the Stanley range, which also supplies the domestic hot water

Private water supply from a well, with a dedicated pump house

Sewage treatment system, last emptied June 2026

Entrance Driveway:

Tarmacadam driveway with electric gates (new motor fitted recently), bordered by mature hedging on all sides.



DIRECTIONS

Eircode: A85 KA62

BER



VIEWING

By appointment at any convenient time

CONTACT INFORMATION

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