

Residential

Coonan
PROPERTY



Downings North, Prosperous, Naas, Co Kildare.

To register a bid on this property, please visit coonanlive.com

- Great opportunity to purchase an expansive detached bungalow built in 1987 which extends to approx. 2,600 sq.ft. and has been continuously been upgraded by its current owners
- A well-positioned large detached garage with separate gated access
- Well-proportioned living accommodation which includes a large kitchen/dinning/living room overlooking the rear garden
- Accessed via electric gates, into a tarmacadam driveway
- Private site which has well maintained lawns and bounded by mature trees
- This home has easy access to a regular bus service plus primary and secondary schools

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5 bed detached
Approx. area of
2,600 sq. ft.

Guide Price:
€495,000

Private Treaty

Accommodation

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Entrance Porch

Ceramic tiles.

Entrance Hallway

Solid pine floors, coving, light fittings, cloakroom and alarm panel.

Living Room

5.70m x 5.65m

Solid oak floors, light fittings, high wood finished ceiling with exposed timber beams and T.V. point. Access to garden through double doors.

Family Room:

5.95m x 4.16m

T.V./playroom with solid pine floors, recessed lighting and T.V. point (presently used as bedroom).

Kitchen/Dining / Living Room

**6.00m x 6.50m
(max)**

Fitted kitchen wall and floor units with black granite worktop, large island unit with storage and breakfast bar with granite worktop. Electric range master cooker/oven with extractor fan, integrated dishwasher, integrated microwave, integrated bins and American style fridge freezer.

In the kitchen area there are 4 Velux windows and large sliding doors leading out onto roofed decking area outside. Large open plan kitchen/dining living area. Oversized porcelain tile, large solid fuel stove in centre of the room, Velux window, recessed LED lights in dining area and T.V. point on the wall.

Utility room off kitchen, with porcelain tiles, hot press, storage space, fully plumbed for washing machine, dryer and fridge.



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Bedroom 1	4.50m x 3.72m	Solid pine floors, walk-in wardrobe, light fittings and curtains.
Ensuite		Fully tiled with oversized shower cubical, light fittings, W.C., W.H.B. and shaving light.
Bedroom 2	5.60m x 2.40m	Solid pine floors, built in wardrobes, light fittings, wood panel ceiling.
Ensuite		Fully tiled, floor and walls. Oversized shower tray, W.C., W.H.B. and shaving light.
Bedroom 3	4.51m x 5.00m (max)	With recessed lighting, coving, fitted wardrobes and fireplace (currently closed off).
Bedroom 4	5.54m (max) x 4.62m	Solid pine floors, recessed lighting, feature wood panel ceiling, slide robe wardrobes, curtains and T.v. point.
Bedroom 5	3.60m x 5.65m	Solid pine floors, built in wardrobes, light fittings and curtains.
Bathroom	2.93m x 2.05m	Porcelain tiles on floor, half wall tiles, corner bath, W.C., W.H.B., recessed lighting and Velux window.



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Additional Information

- Double glazing throughout
 - Full mechanical heat recovery and ventilation system
 - Solid fuel stove (heats radiators & water)
 - High efficiency condensing oil boiler
 - House built 1987 and full underfloor insulation fitted at build stage
 - Additional pumped insulation fitted to all external cavity walls.
 - Tarmac drive
 - Electric gates
 - Gardens bound by mature hedges
 - Walkway all around perimeter of the house, with large access down the side for vehicles
 - Large garage suitable as workshop/garage (for up to 4 cars)
 - Separate fuel store with lofted storage
 - Tool shed
 - Outside tap and electrical socket
- Led low energy lighting throughout
 - Mains water
 - Septic tank
 - Property overlooking open country side
 - 3 km from primary and secondary schools in the village of Prosperous
 - Regular bus service to Dublin from 6.30 am

Items Included in sale:

Integrated dishwasher, Electric range-master cooker, Integrated microwave, American style fridge freezer, Washing machine and dryer, All curtains, blinds & light fittings, Slide robe wardrobes.

Viewing

By prior appointment at any reasonable hour.

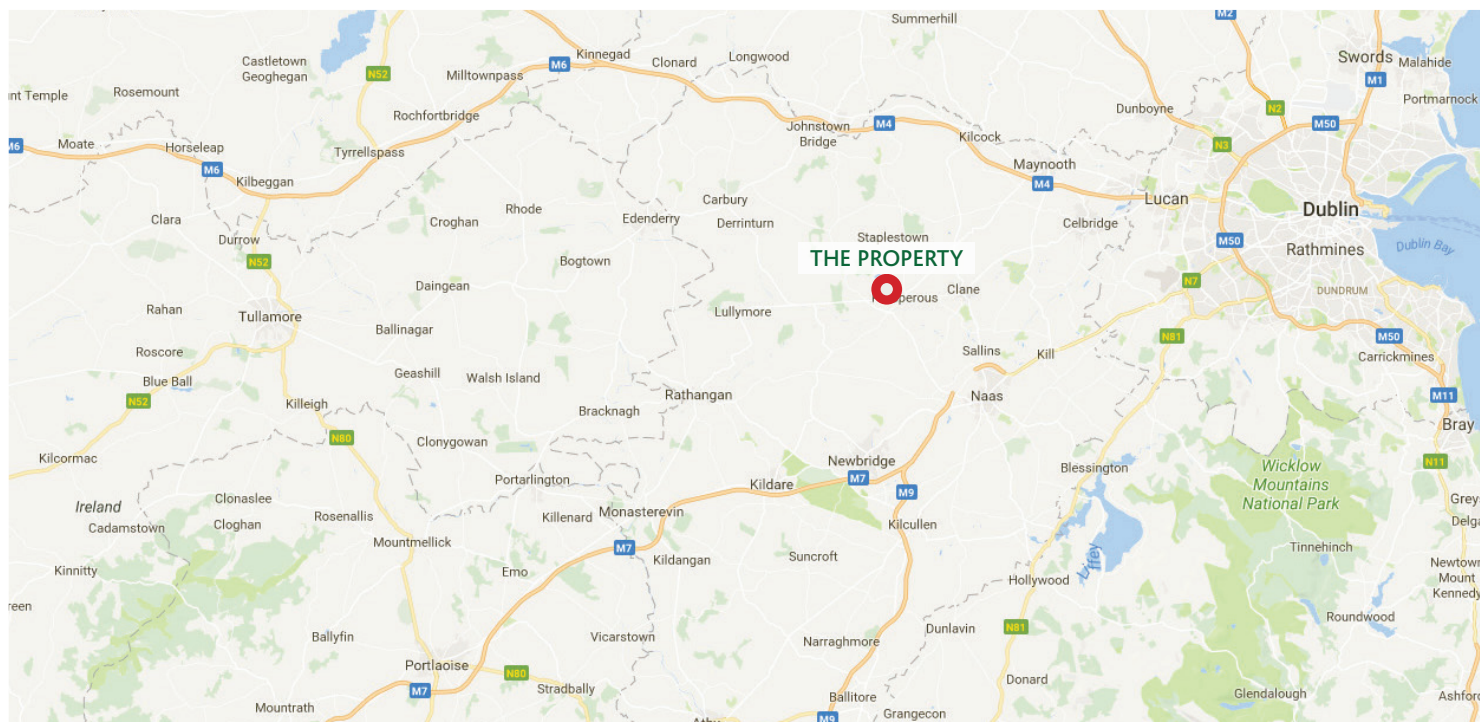
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BER B3



Directions

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Directions

From Dublin take the M4 to Maynooth and follow the R406 & R403 to Clane. From the Main Street of Clane take the Prosperous Road, R403, and proceed along this road passing straight the village of Prosperous. Continue along the R403 and take the first left outside the village at Dagwelds Pub onto the R409 towards Naas. The property for sale is third house on the left hand side.

Eircode: W91 DP9P

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Contact Information

Property House, Main Street, Maynooth, Co. Kildare

Tel: +353 1 6286128

Email: willc@coonan.com

Coonan Contact: **Will Coonan**

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