

Residential

Coonan
PROPERTY



Marbur House, Castledermot, Co. Kildare

- 4 bedroom detached dormer residence extending to approx. 217 sq.m. (2,336 sq. ft.) sitting on approx. 0.72 acres (0.29 ha)
- Accommodation comprises of hallway, sitting room, living room, dining room, kitchen, utility room, bathroom, shower room and 4 bedrooms
- Generously proportioned living accommodation with potential to further develop subject to necessary planning permission
- Private site with attractive driveway and lawns with range of useful outhouses

M9 motorway 2km, Castledermot 5km, Carlow 10km

4 bedroom detached
approx. 0.72 acres
(0.29 ha)

Price in Excess:
€395,000

Private Treaty

Accommodation

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Entrance Hall	2.15m x 2.85m	Carpet flooring.
Hallway		Coving, wooden flooring, staircase.
Sitting Room	4.00m x 6.80m	Carpet flooring, fireplace, coving.
Living Room	3.03m x 4.25m	Carpet flooring, solid fuel stove, coving.
Kitchen	3.10m x 7.05m	Galley kitchen, wall and floor fitted units.
Dining Room	3.15m x 3.23m	Enclosed by windows, 2 radiators, access to garden.
Utility	3.10m x 5.90m	Tiled floor, door to rear, sink, roof light, storage, access to boiler.
Bedroom 1	5.82m x 2.90m	Carpet flooring, electric stove, walk in wardrobe.
Bathroom	2.40m x 2.94m	Tiled floor, w.c., w.h.b., bath.



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Landing		Carpet flooring.
Bedroom 2	3.24m x 5.05m	Carpet flooring, storage presses.
Bedroom 3	3.94m x 3.70m	Carpet flooring.
Bedroom 4	3.94m x 3.22m	Carpet flooring, built in wardrobe.
Shower Room	2.05m x 3.15m	W.c., w.h.b., Triton shower.



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Garage & Outbuildings 5m x 17m

Additional information:

Electric gates
PVC windows

Services:

Well water
Septic tank
Oil fire central heating



Floor Plans

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Ground Floor



First Floor



Directions

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Directions:

From Castledermot take the R448 for Tullow and continue for approx. 2km. At the first roundabout, take the 2nd exit and at the second roundabout take the 1st exit to stay on R448. After approx. 600m take a left turn and continue for approx. 100m and the house is on the right hand side marked by a For Sale sign.
Eircode: R14 AW74

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Contact Information:
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VIEWING

By prior appointment at
any reasonable hour.

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