

# Residential

# Coonan

PROPERTY



BER D1

## Angsana, Isaacstown, Rathmolyon, Co. Meath

- Stunning architecturally designed five-bedroom residence on approx. 8.5 acres
- Ellison Award-winning home, thoughtfully designed to allow light to flood all aspects of the accommodation
- Stunning and thoroughly peaceful setting with elevated views of rolling countryside and its very own private "Millenium Wood"
- Features include double height vaulted ceiling in the central living area with open staircase, large bedrooms, spacious cinema/games room and porcelain tiled patio area with elevated views of the garden and countryside to name but a few
- Accommodation extends to approx. 230 sq.m and briefly comprises central hallway, open plan kitchen/dining/living room, games room, guest w.c., office, five bedrooms, two en- suites and family bathroom
- This property is very nicely located in unspoilt countryside just 1.5km from Summerhill Golf Club, 5km from Summerhill village with an array of local amenities including shops, schools and sporting facilities
- Excellent public transport services with buses at your doorstep servicing primary and secondary schools within the surrounding areas of Summerhill, Trim and Kilcock.
- Regular train services from Kilcock (13km), Enfield (11km) and easy access to M4 motorway

PSRA No. 003764 coonan.com

5 bedroom detached  
extending to approx.  
230 sq.m (approx.  
2,475 sq. ft)

Guide Price:

**€645,000**

Private Treaty



# Accommodation

**Coonan**  
PROPERTY

## Entrance Hall

(3.67m x 1.71m) + (2m x 1m) + (3.88m x 1.21m)

Slate tile flooring, exposed stone feature wall, vaulted ceilings, storage closet and double doors leading to rear garden.

## Open Plan Kitchen/ Dining /Living Area

9.09m x 5.95m

Slate tile flooring, fitted wall and floor units, stainless steel sink, Bosch oven, Bosch gas hob, Bosch dishwasher, integrated microwave, integrated fridge and double doors leading onto patio area.

Split level between dining and living area.

Tongue and groove flooring in living area with wood burning stove, lights fittings, blinds, curtains and built in cabinet.

## Utility

Tile flooring, storage units, fully plumbed for washing machine, light fitting, stainless steel sink and access to garden.

## Inner Hall

2.92m x 1.01m

Slate tile flooring and light fitting.



# Accommodation

**Coonan**  
PROPERTY

Cinema Room	5.6m x 5.22m	Carpet, electric fire, recessed lights, large windows and vertical radiator.
Storage Room 1	2m x 4m	Carpet and light fitting.
Guest Toilet	1.64m x 1.1m	Fully tiled, w.c., w.h.b., blind and light fitting.
Bedroom 5	1.64m x 1.1m	Carpet, vaulted ceilings, blinds, tv point and light fitting.
Ensuite	2.33m x 1.5m	Fully tiled, wet room shower with screen and monsoon shower head, w.c., w.h.b. with built in vanity unit, fitted mirror and blind.
Office	3.45m x 3.4m	Carpet, fitted office desk with storage, book shelf and double doors leading onto patio area.





# Accommodation

**Coonan**  
PROPERTY

## Landing

Master Bedroom	4.13m x 4.4m	Carpet, fitted wardrobes, vaulted ceilings, light fitting, Velux window, book shelf, TV point and doors leading onto a Juliet balcony.
Ensuite	2.56m x 2m	Tongue & grove wood flooring, tiled walls, bath, shower cubicle with monsoon shower head, w.c., w.h.b., fitted toiletries cabinet, fitted mirror and shaving light.
Bedroom 2	6.86m x 3m	Tongue & grove wood flooring, eaves storage, vaulted ceilings, light fitting and 3 Velux windows.
Bedroom 3	2.9m x 4.1m	Tongue & grove wood flooring, vaulted ceilings and light fitting.
Ensuite	2m x 1.73m	Tongue & grove wood flooring, tiled walls, , shower cubicle, recessed lights, w.c., w.h.b., fitted mirror and blind
Bedroom 4	3.12m x 3.8m	Tongue & grove wood flooring, vaulted ceilings, fitted desk, book shelf, light fitting and balcony with double doors overlooking the garden (1.04m x 3.53m).



# Accommodation

**Coonan**  
PROPERTY

## Additional Information:

Gross internal floor area approx. 230sq.m (approx. 2,475 sq. ft)

Built in 2000

Extended in 2022

Garden shed

Ample parking

Timber fascia and soffits with downlighting

Outside taps

Donegal stone wall

Rear patio with porcelain tiles

Mature trees

Very private setting

Morning patio area

Moy woodlands on your doorstep for walking

Local roads quiet and safe for jogging, dog walking and children cycling

Close to equestrian Centre (2.8 km)

## Services

Private well and treatment system

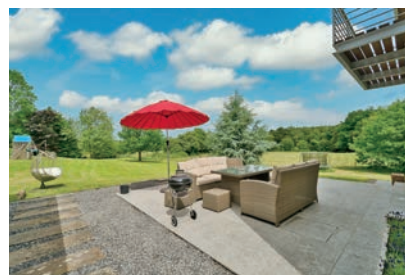
Oil Fired central heating

## Items Include in Sale:

Bosch oven, Bosch gas hob, Bosch dishwasher, integrated microwave, integrated fridge, some light fittings and blinds.

## Garden

Raised patio area with cedar cladding on the sides, manicured lawns, walkway surrounding the house, mature oak trees, cedar trees and outside lights and sockets.



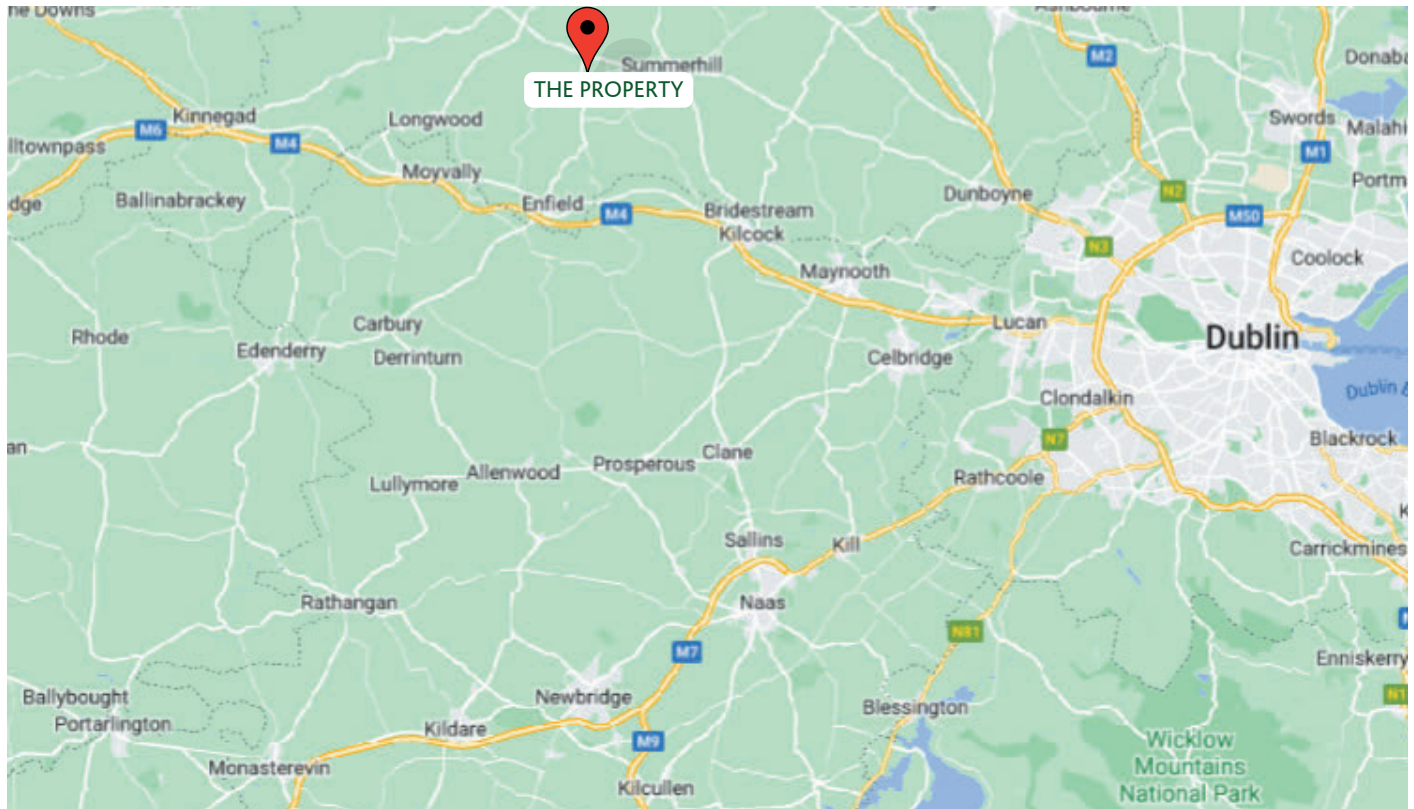


# Floor Plans



# Directions

**Coonan**  
PROPERTY



## Directions

A83 XE04

**BER**

**BER D1**

**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